# Ballymore to lead development of 1,400 new homes with 40% affordable on Limmo Peninsula



Ballymore has been chosen as the joint venture partner by Transport for London’s (TfL) property development arm, Places for London, to redevelop the Limmo Peninsula near Canning Town in East London. The ambitious project will see the construction of approximately 1,400 homes on a brownfield site that was formerly used to facilitate the Elizabeth Line’s tunnelling works. Around 40% of these homes are designated as affordable, underscoring a commitment to addressing the acute housing shortage in the capital.

The Limmo Peninsula, covering around five hectares, offers a significant opportunity to transform underutilised land in Newham. The development includes 600 metres of river frontage and plans for a new bridge to link the peninsula directly with Canning Town, improving connectivity for new and existing residents. Places for London highlighted that the partnership with Ballymore could pave the way for further developments by the firm across East London, indicating a broader strategy to unlock the potential of public land for housing.

This project builds on plans first announced by Mayor Sadiq Khan in 2018, which envisaged up to 1,500 homes on the site with an emphasis on genuine affordability. The original concept aimed to make use of TfL-owned land to contribute toward solving London's chronic housing crisis while generating revenue to reinvest in the transport network. Ballymore’s involvement signals a step forward in these longstanding ambitions, although the number of homes has been slightly adjusted to 1,400 in the current phase.

In addition to delivering housing, the scheme is designed to be car-free, encouraging sustainable transport methods such as walking and cycling, with dedicated cycle paths and pedestrian bridges planned. This aligns with contemporary urban design trends that prioritise reduced car dependency and increased public space access. The inclusion of commercial areas and public open spaces is expected to create a vibrant new neighbourhood that integrates well with the existing community.

Ballymore has prior experience with large-scale, high-density developments in the Canning Town area, including the Leamouth Peninsula project, which featured tall residential buildings, public amenities, and improved transport links such as footbridges to local stations. This familiarity with the locality and its needs positions Ballymore as a partner capable of steering the Limmo Peninsula development toward successful delivery.

Overall, the Limmo Peninsula redevelopment represents a key opportunity to turn former industrial land into a thriving residential area with strong transport links, significant affordable housing provision, and sustainable urban design principles at its core. As the project moves forward under Ballymore’s stewardship, it will be closely watched as a barometer for how public land assets can be leveraged to tackle London’s housing challenges.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[4]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 2 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[4]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013), [[7]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html)
* Paragraph 3 – [[2]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[3]](https://www.newhamrecorder.co.uk/news/21432175.plans-revealed-1-500-homes-elizabeth-line-tunnelling-site-canning-town/), [[5]](https://www.bbc.co.uk/news/uk-england-london-42957197), [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article)
* Paragraph 4 – [[4]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013), [[7]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html)
* Paragraph 5 – [[6]](https://www.standard.co.uk/homesandproperty/property-news/big-plans-for-canning-town-hundreds-of-new-homes-to-be-built-on-an-industrial-wasteland-the-size-of-six-football-pitches-a99826.html), [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article)
* Paragraph 6 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[4]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013), [[7]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article> - Please view link - unable to able to access data
2. <https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing> - In February 2018, Mayor Sadiq Khan announced plans to transform the Limmo Peninsula in East London into a new neighbourhood with 1,500 homes, 40% of which would be genuinely affordable. The development aimed to utilise public land to address London's housing crisis and generate revenue to reinvest in the transport network. The site, located near Canning Town Tube station, was previously used for Elizabeth Line construction works. The project was part of a broader strategy to free up public land for housing development.
3. <https://www.newhamrecorder.co.uk/news/21432175.plans-revealed-1-500-homes-elizabeth-line-tunnelling-site-canning-town/> - In February 2018, plans were revealed to build up to 1,500 new homes on the Limmo Peninsula site in Canning Town, previously used for Elizabeth Line tunnelling. The development aimed to create a new neighbourhood with 600 affordable homes, contributing to the regeneration of the area. The project was part of Mayor Sadiq Khan's strategy to utilise public land for housing development and address London's housing crisis. The site is located near Canning Town Tube station, which is served by the Jubilee line and DLR.
4. <https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013> - In January 2024, Transport for London's property development arm, Places for London, sought a joint venture partner for a 'car-free' development scheme at the Limmo Peninsula near Canning Town. The five-hectare site, previously used for Elizabeth Line works, had the potential to deliver up to 1,500 new homes, including affordable housing. The development aimed to include commercial space, public open spaces, and enhancements to local connectivity, such as a new cycle and pedestrian bridge and a river walkway.
5. <https://www.bbc.co.uk/news/uk-england-london-42957197> - In February 2018, Mayor Sadiq Khan announced plans to transform the Limmo Peninsula in Newham into a new neighbourhood with 1,500 homes, 600 of which would be genuinely affordable. The development aimed to utilise public land to address London's housing crisis and generate revenue to reinvest in the transport network. The site, located near Canning Town Tube station, was previously used for Elizabeth Line construction works. The project was part of a broader strategy to free up public land for housing development.
6. <https://www.standard.co.uk/homesandproperty/property-news/big-plans-for-canning-town-hundreds-of-new-homes-to-be-built-on-an-industrial-wasteland-the-size-of-six-football-pitches-a99826.html> - In March 2016, plans were revealed to build hundreds of new homes on the Leamouth Peninsula in Canning Town, an industrial wasteland the size of six football pitches. The development aimed to create one of the highest-density housing schemes in London, with buildings up to 30 storeys high. The project included a small playground, a primary school, and a public square. Ballymore, the developer, planned to build a new footbridge linking the peninsula with Canning Town station and a new river boat service at Trinity Buoy Wharf.
7. <https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html> - In January 2024, Transport for London's property development arm, Places for London, sought a joint venture partner for a 'car-free' development scheme at the Limmo Peninsula near Canning Town. The five-hectare site, previously used for Elizabeth Line works, had the potential to deliver up to 1,500 new homes, including affordable housing. The development aimed to include commercial space, public open spaces, and enhancements to local connectivity, such as a new cycle and pedestrian bridge and a river walkway.