# Howells appointed to lead 1,400-home Limmo Peninsula regeneration with 40% affordable housing



Transport for London’s major regeneration site at the Limmo Peninsula in East London has taken a new step forward with the appointment of masterplanner Howells, in partnership with developer Ballymore, to lead the design and development of approximately 1,400 homes on the 5-hectare site. This follows earlier plans from 2019, when TfL was working with Grainger and Danish firm CF Møller, which has since closed its London office. The new appointment marks a shift in the project's direction, continuing ambitions to deliver a significant new residential neighbourhood.

The development, which is being overseen by Places for People, TfL’s development arm, will include around 40 percent genuinely affordable homes. This tenure split aligns closely with wider strategic goals to ensure a mix of housing types, incorporating affordable rent and shared ownership arrangements. The scheme is also set to incorporate extensive new green open spaces, including a river walkway intended to improve pedestrian access to Canning Town tube station, which is serviced by both the Jubilee line and the DLR, enhancing sustainable connectivity options.

A formal planning application is expected to be submitted next year, with construction likely to begin between 2027 and 2028. The Limmo Peninsula sits on a previously industrial site that was a staging ground for Crossrail tunnel works, with tunnel-boring machines launched from here to connect key destinations such as Reading, Shenfield, Heathrow, and Abbey Wood. This brownfield location, currently inaccessible to the public, is one of the largest remaining regenerable tracts of land in London and offers a pivotal opportunity to support the city's ongoing growth and housing needs.

City officials have underscored the potential impact of the scheme. Ben Tate, heading property development at Places for London, described the project as “one of our most ambitious developments to date,” highlighting the collaboration with the private sector as key to realising the site’s potential. Meanwhile, Tom Copley, London’s deputy mayor for housing and residential redevelopment, welcomed the progress as a crucial step toward delivering high-quality and affordable homes that integrate new green spaces and enhanced cycle routes, reinforcing the emphasis on sustainable urban living.

This project forms part of the broader Canning Town and Custom House regeneration initiative, which aims to transform the area into a sustainable, car-light neighbourhood prioritising public realm improvements and improved transport links. The emphasis on creating inclusive, affordable housing in close proximity to public transport is consistent with London’s long-term housing strategy and policies aimed at fostering equitable growth.

In addition to new homes, the development will include commercial spaces and substantial improvements to public amenities, with plans calling for around two hectares of new parkland and riverside paths. These enhancements are intended not only to serve incoming residents but also to benefit the existing community by improving accessibility and green space availability, addressing earlier concerns about the loss of open areas due to urban development.

The Limmo Peninsula will thus serve as a flagship example of London’s approach to utilising transport estates for housing delivery while balancing affordability, sustainability, and community integration. As work advances over the next few years, the scheme promises to contribute significantly to easing London’s housing shortage while fostering a vibrant, connected neighbourhood.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[2]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site)
* Paragraph 2 – [[1]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[4]](https://www.london.gov.uk/decisions/md1488-legal-agreements-development-land-silvertown-way-canning-town), [[7]](https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition)
* Paragraph 3 – [[1]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[3]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[6]](https://www.london.gov.uk/what-london-assembly-does/questions-mayor/find-an-answer/limmo-peninsula-0)
* Paragraph 4 – [[1]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[2]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site)
* Paragraph 5 – [[3]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[5]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 6 – [[4]](https://www.london.gov.uk/decisions/md1488-legal-agreements-development-land-silvertown-way-canning-town), [[6]](https://www.london.gov.uk/what-london-assembly-does/questions-mayor/find-an-answer/limmo-peninsula-0), [[7]](https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition)
* Paragraph 7 – [[1]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[2]](https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site), [[3]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing)

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

## Bibliography

1. <https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site> - Please view link - unable to able to access data
2. <https://www.architectsjournal.co.uk/news/howells-takes-over-1400-home-east-london-site> - The article reports that Howells, in partnership with Ballymore, has been appointed to develop the Limmo Peninsula site in East London. The project aims to deliver 1,400 homes, with 40% designated as affordable housing. The development will also include new green open spaces and a river walkway connecting to Canning Town tube station. A planning application is expected next year, with construction commencing in 2027 or 2028. The site, previously used for Elizabeth line construction, offers unique opportunities for urban development.
3. <https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing> - In February 2018, the Mayor of London announced plans to transform the Limmo Peninsula into a new neighbourhood with 1,500 homes, 40% of which would be genuinely affordable. The development aims to secure long-term income to reinvest in the transport network and is part of the Canning Town and Custom House regeneration area. The site is located near Canning Town Tube station, served by the Jubilee line and DLR, enhancing its connectivity.
4. <https://www.london.gov.uk/decisions/md1488-legal-agreements-development-land-silvertown-way-canning-town> - This document outlines the objectives and expected outcomes for the development of land at Silvertown Way, Canning Town. The project aims to deliver a high-quality residential-led development, including private for sale, private rented, and affordable homes. The tenure split for affordable homes is 60% Affordable Rent and 40% Shared-Ownership, ensuring a minimum of 35% affordable housing overall. The development will also provide non-residential floorspace and improve connections to Canning Town Station.
5. <https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013> - The article discusses plans for a new 1,500-home neighbourhood near Canning Town Underground station, aiming to be 'effectively car-free'. The development includes a new public open space, improved connectivity to the river, and encourages sustainable travel. The site, previously used for Crossrail construction, is less than five minutes' walk from Canning Town station, providing access to the Jubilee line, DLR, and bus services.
6. <https://www.london.gov.uk/what-london-assembly-does/questions-mayor/find-an-answer/limmo-peninsula-0> - This document addresses a question regarding the loss of green space on Limmo Peninsula due to development plans. The Limmo Peninsula is one of London's largest remaining brownfield sites and is currently inaccessible to the public. The development aims to deliver a significant number of homes, new public open space, and strategic pedestrian and cycle links, benefiting existing communities and supporting London's growth.
7. <https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition> - This document details the funding for land acquisition related to the Limmo Peninsula development. The project aims to deliver approximately 1,500 homes, including 40% affordable housing, and ground-floor commercial spaces. Around two hectares of public open space will be provided, including a park and riverside path. New pedestrian and cycle links will improve connectivity to and around the local area, benefiting existing residents of Canning Town.