

Welcome to our exhibition



View of the Moto Toddington Southbound Services from the north

IM Properties and Moto are in the process of working up a planning application for Toddington Park, a new strategic employment and energy development with expanded HGV / eHGV parking on land at Junction 12 of the M1. We'd welcome your views on our plans.

This exhibition explains what we are proposing and how we plan to take the project forward. Later this year we intend to submit a planning application to Central Bedfordshire Council.

The application will include the detailed design of aspects such as the site access, spine road, earthworks, and green and blue infrastructure. The proposed development plots will be submitted in 'outline', with details of building layout and design, HGV parking and solar layout being submitted as Reserved Matters at a later date.

We are seeking to deliver a high-quality development which would create new investment and jobs, drive economic growth and support environmental sustainability – helping to provide meaningful benefits in Central Bedfordshire, regionally and nationally.

These exhibition panels introduce the project and explain our proposed approach to managing key considerations such as access, highways, employment and HGV parking needs, the environment and social value.

IM Properties is one of the UK's largest privately-owned property development and investment companies and a significant investor in the UK's commercial development market.

We have a strong track record of working alongside local authorities, stakeholders, local communities and well-known businesses to deliver high-quality developments across the country. Our focus is on investing in places, not just individual sites. We are committed to high standards of design, sustainability and creating social value that benefits communities beyond the site boundary. This same approach will guide the development of our proposals for Toddington Park.

Moto is the UK's largest operator of motorway services and is currently carrying out a UK-wide programme to upgrade existing Motorway Service Areas.

This programme seeks to provide more HGV parking capacity in response to identified needs, as well as assisting Moto and Central Bedfordshire in achieving their sustainability targets by providing parking and charging facilities for Electric Heavy Goods Vehicles (eHGV).



This draft masterplan is for illustrative purposes only and is subject to change.

Our commitment to engagement

We believe that the best developments are informed by effective local engagement. We are seeking to deliver a scheme which not only supports economic growth but also benefits the local community, deals with climate, energy and digital resilience risks and works to restore natural capital.

We're committed to working closely with local communities to ensure our developments deliver meaningful benefits for people living nearby.

We would welcome your views and local insight into what we are sharing through our consultation exercise.

How your input helps us

We have high aspirations for this development, and we're keen to work with the community to help shape the plans alongside our social value strategy which will deliver direct benefits to the local community and across Central Bedfordshire.

We welcome your comments and suggestions about:

- Our proposed access and site layout
- The expanded HGV parking we're proposing at Toddington Southbound Services
- The delivery of renewable energy, data centres and high-quality employment floorspace
- The opportunities to unlock green space for informal community / recreational use
- Opportunities to deliver social and community value

Have your say

We would welcome your feedback during our public consultation which runs from 16th April to 6th May 2026.

Please complete and return one of the feedback forms available at this event or have your say via our website: www.imptoddingtonpark.co.uk

Vision for Toddington Park

Our vision for Toddington Park is a high-quality development providing a mix of uses including modern industrial and logistics premises, data centres, solar energy generation and battery storage.

Toddington Park will create around 1,500 new jobs on site across a wide range of employment uses with a diverse range of roles available, from entry level positions to high value, skilled and technical jobs.

We will also provide substantial areas of landscaping on the site and a network of recreational routes on the east side of the motorway, as well as unlock significant green space for community use on the west side of the M1 as part of a package of landscaping and biodiversity net gain (BNG) measures.

Our proposals for Toddington Park are being shaped with sustainability and social value at their heart, helping to decarbonise our economy and create a cleaner, greener and more sustainable future.

Helping to unlock growth in Central Bedfordshire

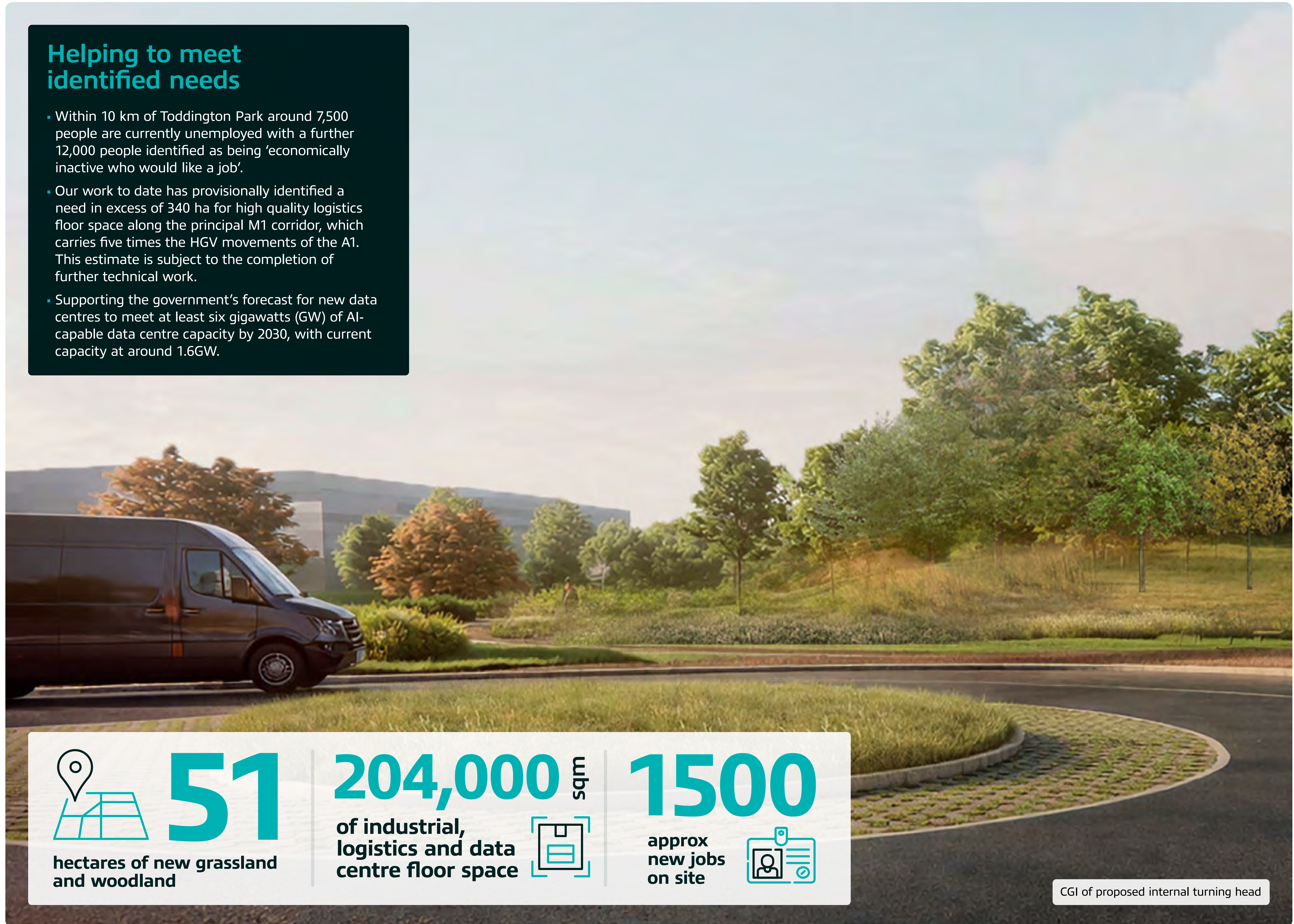
Central Bedfordshire is strategically positioned for logistics at the heart of the country, and the site's close access to a major arterial route underpins its credentials both as a location for business, but also its potential to maximise employment opportunities.

Our planning application will be guided by the Central Bedfordshire 2050 Vision and Central Bedfordshire Local Plan 2015 to 2035, informed by national planning policy requirements and considerate of community needs.

We have previously promoted the site for strategic employment uses in the now adopted Central Bedfordshire Council's Local Plan. While the site is not currently allocated in the Plan, the strategic importance of the M1 corridor has been recognised and we continue to work constructively with the council and stakeholders to unlock its potential.

Helping to meet identified needs

- Within 10 km of Toddington Park around 7,500 people are currently unemployed with a further 12,000 people identified as being 'economically inactive who would like a job'.
- Our work to date has provisionally identified a need in excess of 340 ha for high quality logistics floor space along the principal M1 corridor, which carries five times the HGV movements of the A1. This estimate is subject to the completion of further technical work.
- Supporting the government's forecast for new data centres to meet at least six gigawatts (GW) of AI-capable data centre capacity by 2030, with current capacity at around 1.6GW.



51

hectares of new grassland and woodland

204,000 sqm

of industrial, logistics and data centre floor space



1500

approx new jobs on site



CGI of proposed internal turning head

The masterplan



The final layout for the employment development plots will be determined by occupier requirements but will remain within the limits of the parameters plan we submit as part of the planning application. The illustrative masterplans to the left indicate how the scheme could ultimately be built-out.

Key features:

- 1 M1 Junction 12 and primary access to the main employment site
- 2 Modern industrial and logistics premises
- 3 Meeting the UK's demand for new data centres
- 4 M1 motorway
- 5 Unlocking significant green space for community use
- 6 Moto Toddington Services
- 7 Expanded HGV / eHGV parking and new driver welfare facility
- 8 Solar energy generation
- 9 Delivering a net gain in biodiversity of over 10%
- 10 Midland Mainline railway

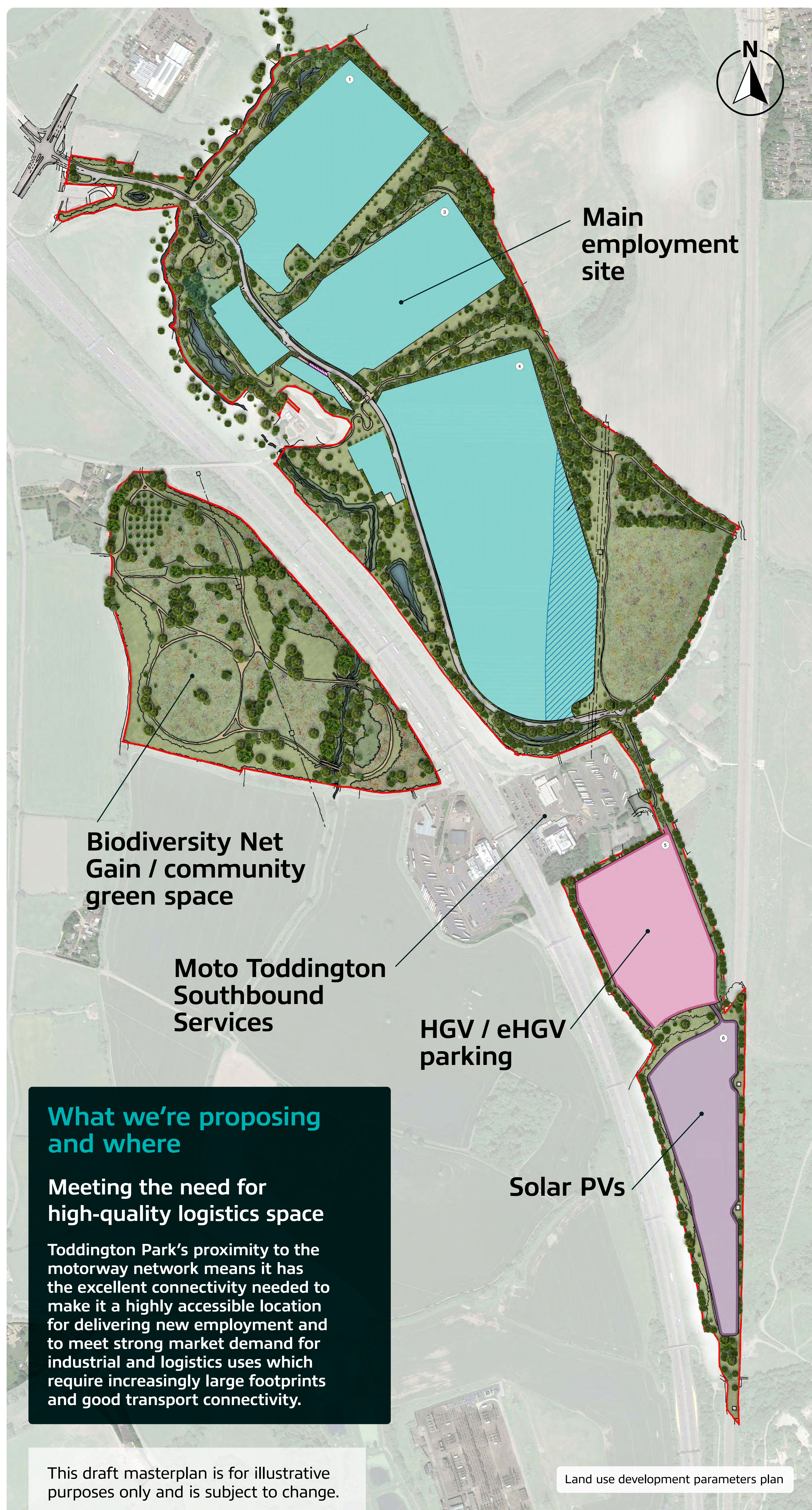
These draft masterplans are for illustrative purposes only and are subject to change.

Have your say

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What we're delivering



Delivering new data centres

The government has identified data centres as critical national infrastructure and the UK's current capacity stands at approximately 1.6 GW. Toddington Park has been identified as a highly suitable location to help meet data centre need owing to its power infrastructure and distance from the existing data centre ecosystems in the country.

We recognise the environmental challenges which are associated with data centre development, and are working through solutions such as air cooling technology to reduce over reliance on water supply for cooling.

Expanding HGV / eHGV parking at Toddington Services

We want to provide a high-quality facility for HGVs at Moto Toddington Southbound Services and expanding the existing parking provision represents a unique opportunity to meet demand for new spaces. The parking area will be accessed and egressed via the existing Southbound Services.

These changes will also help to improve road safety by providing much needed HGV parking and welfare for HGV drivers which is in very short supply in this section of the motorway.

Generating renewable energy

We recognise the opportunity for Toddington Park to support the government's commitment to reach net zero by 2050 by delivering solar energy generation and battery storage on site. The proposed solar will serve the eHGV parking and wider Southbound Services and will be supplemented by PVs on the industrial and logistics buildings.

Unlocking new community green space

Our proposals will unlock significant green space for the community to use and enjoy as part of a package of landscaping and biodiversity net gain (BNG) measures and improvements to recreational routes.

This green space will include substantial areas of accessible wildflower meadow and woodland, as well as delivering local targets for wet woodland and riverine habitat to improve and protect the River Flit. It will complement the existing recreational routes in the local area that are well loved by the community and extend connections to other key routes.

What we're proposing and where

Meeting the need for high-quality logistics space

Toddington Park's proximity to the motorway network means it has the excellent connectivity needed to make it a highly accessible location for delivering new employment and to meet strong market demand for industrial and logistics uses which require increasingly large footprints and good transport connectivity.

This draft masterplan is for illustrative purposes only and is subject to change.

Land use development parameters plan

Reducing visual impact

We are committed to delivering the highest feasible design and build standards at Toddington Park. Our objective is to create an exemplary development which acknowledges the site's local character and setting, and incorporates sustainability and biodiversity at its heart.

We will achieve this with:

- High quality elevational design to help reduce visual impact
- Planting and green screening
- Sensitive design which ensures buildings sit more comfortably in surrounding landscapes
- Buildings constructed to a BREEAM Excellent rating which recognises best practice in environmental, social and economic sustainability



CGI of proposed internal access road

Location and transport

Access and highways

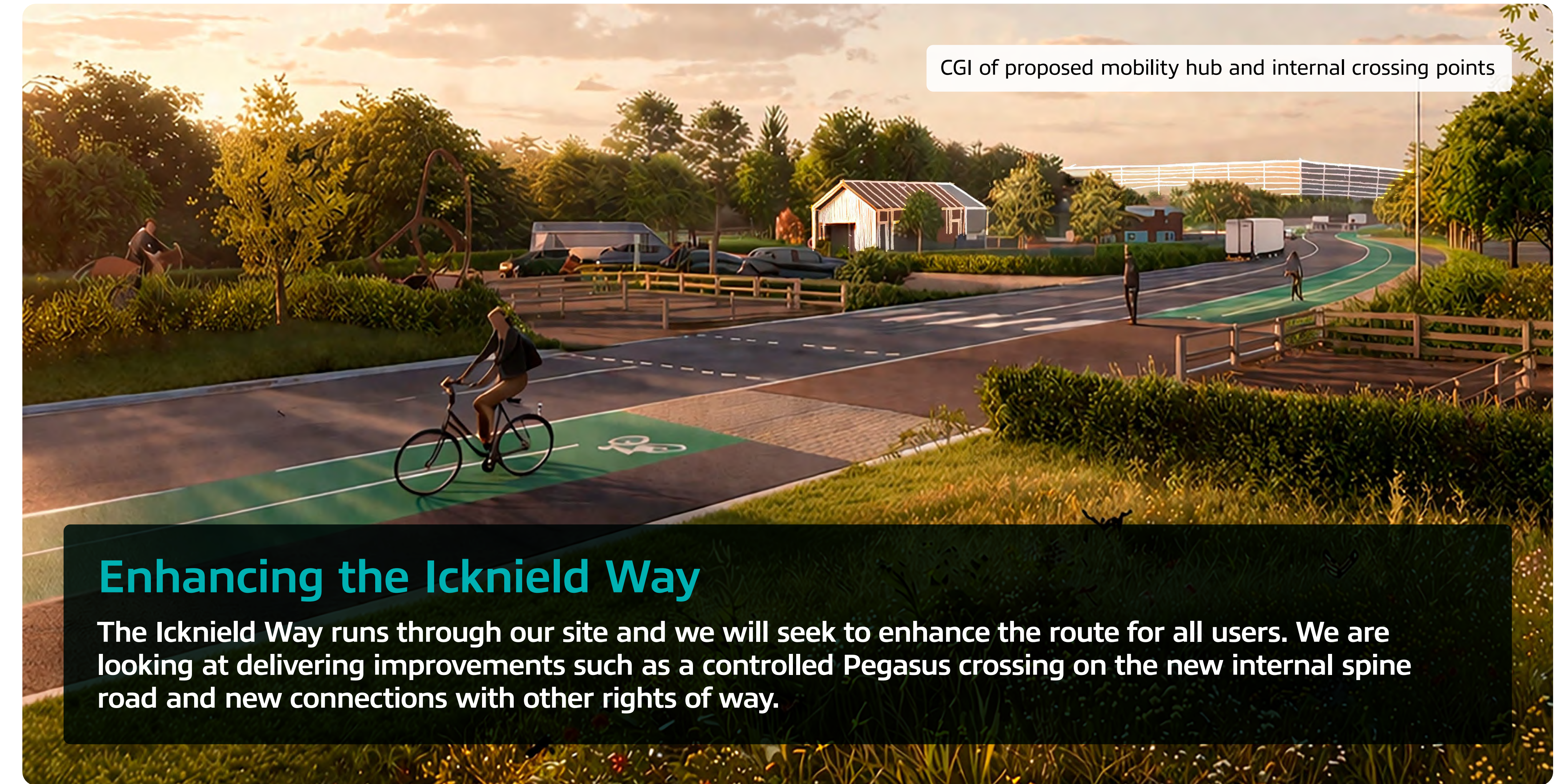
Managing access and highways connectivity for people and goods are vital ingredients for delivering successful new employment and development.

Why here?

Our proposals will help to meet the recognised local need for employment by delivering around 1,500 new jobs on site across a range of skills and sectors. Our research has identified there are approximately 7,500 people currently unemployed living within 10 km of Toddington Park with a further 12,000 people identified as being 'economically inactive who would like a job'.

Our work to date has provisionally identified a need in excess of 340 ha for high quality logistics floor space along the principal M1 corridor, which carries five times the HGV movements of the A1. This estimate is subject to the completion of further technical work.

Our proposals will also unlock a unique opportunity for Moto to meet the identified need for HGV / eHGV parking spaces at the required scale by expanding provision at Toddington Southbound Services.



Enhancing the Icknield Way

The Icknield Way runs through our site and we will seek to enhance the route for all users. We are looking at delivering improvements such as a controlled Pegasus crossing on the new internal spine road and new connections with other rights of way.

Travel and transport connections

Toddington Park's proximity to Junction 12 of the M1 and Harlington Railway Station means it has the connectivity needed to make it a suitable location for delivering new industrial and logistics space.

We are preparing a vision-led Transport Assessment to support the planning application, working closely with Central Bedfordshire Council, National Highways and other key stakeholders. This looks at how people and goods will travel to and from the site, and how any impacts can be managed.

We are designing the development as a well-connected and sustainable employment site. A site-wide Travel Plan is being prepared to encourage walking, cycling and public transport use for people working at the site.

We are proposing one main vehicle access for everyday use from the northern signal-controlled junction at M1 Junction 12. We are also exploring the possibility of delivering additional access points for emergency use only, including from Icknield Way on the west of the site and via a tie-in with Moto Services. This improves safety and resilience, without creating extra routes for general traffic through the local area.

Importantly, this type of development does not typically add material traffic during peak periods. The site's location immediately adjacent to the strategic road network supports

efficient logistics operations, minimising the need for HGVs to travel through local communities. Clear routing strategies will be put in place to direct freight traffic straight to the M1.

Initial analysis indicates that forecast changes in traffic flows fall within the range of normal daily variation and are not expected to result in a noticeable change in how the wider network operates, including the M1 strategic corridor and Junction 12.

The Icknield Way, and other public rights of way, run through the site connecting to the surrounding area. We are proposing a package of diversions, improvements and upgrades as part of the scheme, to align with Central Bedfordshire Council's vision to improve cycle, walking and horse riding connections between Harlington and Toddington.

The scheme proposes 10km of new permissive paths and diverted/upgraded public rights of way.

Mobility hub

As part of our proposals, we are looking to provide a mobility hub at Toddington Park to connect different modes of transport servicing the site, including bus services. This could also provide the opportunity to deliver a small retail offer such as a coffee kiosk and / or community use.

Renewable energy and data centres



A CGI of how the new solar panels could look at Toddington Park

Delivering renewable energy

Toddington Park is well placed to support the government's commitment to reach net zero by 2050 by delivering solar energy generation and battery energy storage on site.

The move to renewable sources of energy will help to support economic growth by promoting green jobs and technology. Using renewable sources to support our power needs will improve the UK's energy security and reduce our reliance on fossil fuels which are often affected by global instability.

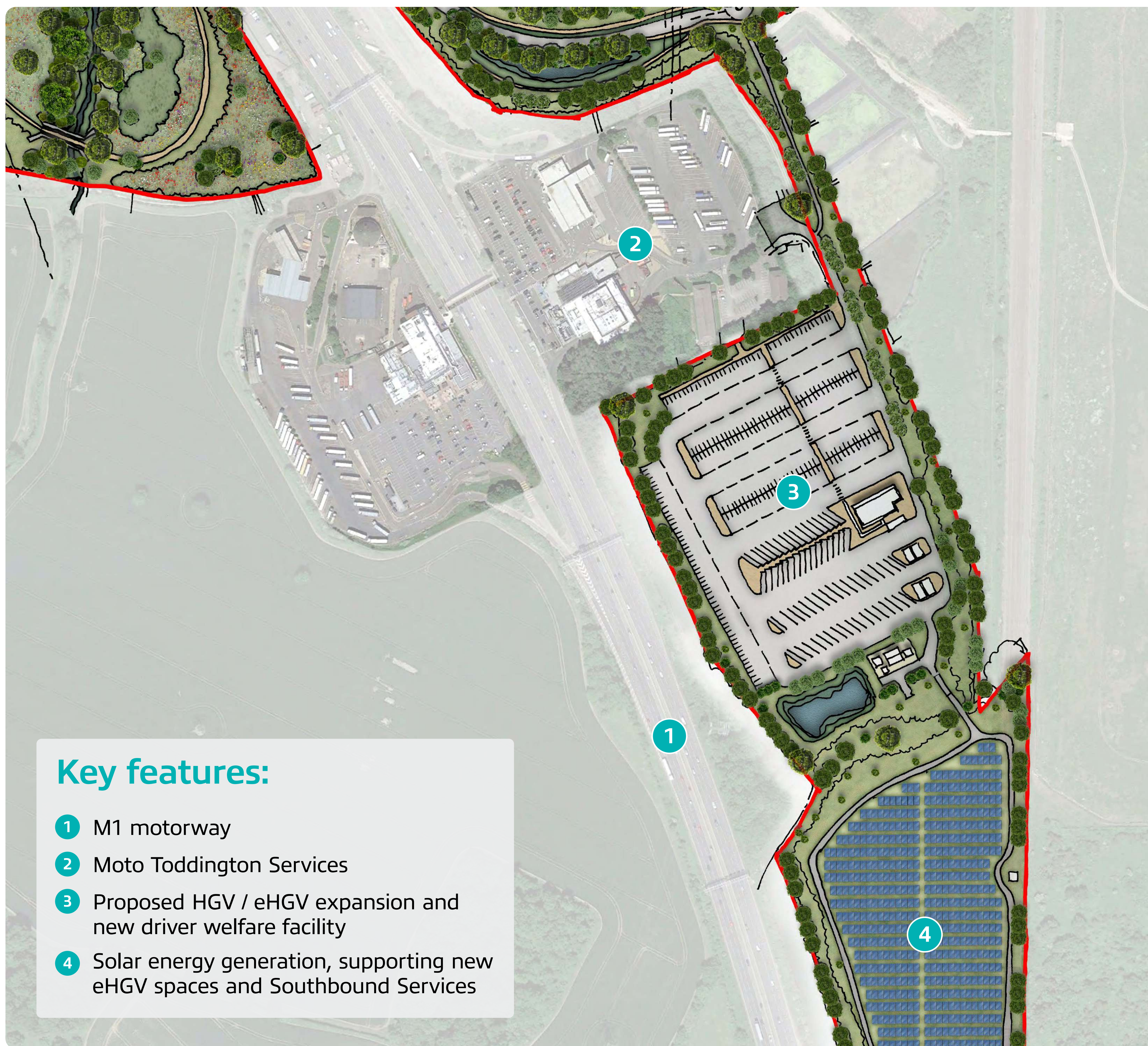
This new renewable energy infrastructure will help to power the increased eHGV parking provision at Toddington Southbound Services to align with the transport industry's continued push for reducing carbon emissions.

Solar panels on new buildings

Our aspiration is to install PVs and battery enabled technology on all our roofs to provide local green electricity generation and ensure we are delivering highly energy efficient buildings that are EPC A rated or better. This is alongside using PV panels at the southern end of our site to deliver additional renewable energy and further the sustainability of our proposals.



Delivering enhanced lorry parking



Enhancing lorry parking at Toddington Services

We want to provide a high-quality facility for HGVs and eHGVs at the Moto Toddington Southbound Services.

These changes will also help to improve road safety by providing much needed HGV parking and welfare facilities

for HGV drivers which is in very short supply in this section of the motorway. Our proposals represent a unique opportunity for Moto to expand their facilities to meet the needs of HGV drivers, and futureproof the services.



Addressing the shortage of parking spaces

There is a recognised shortfall of suitable parking spaces for HGVs and eHGVs in this part of the strategic road network.

Our plans are designed to provide a resolution for this issue and deliver modern welfare facilities to support drivers in the vital logistics and haulage sector at a site which is uniquely placed to accommodate the necessary increase in suitable parking spaces.

Understanding the views of HGV drivers

Alongside our public consultation events in Harlington, we are carrying out additional engagement at Toddington Services to understand the views of haulage and logistics drivers about our proposed improvements to the HGV / eHGV services.

This will allow us to understand the type of facilities drivers need so we can incorporate their suggestions in our planning application.

Environmental considerations

Local environmental impact

Our proposals have been developed to minimise their effect on the environment. We are committed to delivering a development that respects our neighbours and we are carrying out a full assessment of the potential impacts from Toddington Park.

An Environmental Impact Assessment (EIA) is being undertaken to identify and evaluate the environmental impacts of the proposed development. The results of this will be presented in an Environmental Statement (ES) which will be submitted with the planning application and taken into account by Central Bedfordshire Council and stakeholders during the planning process.



CGI of the River Flit

Unlocking new green space for the community

Our proposals will unlock significant green space for the community to use and enjoy, both on the main development site, and on the west side of the M1, with a package of landscaping and BNG measures which will connect to the local network of recreational routes.

Enhancing the River Flit and biodiversity

We will deliver a net gain in biodiversity of over 10% which includes over 36 hectares of wildflower and meadow grassland and 14.5 hectares of new woodland.

As part of our wide-ranging package of environmental improvements, we are proposing to deliver enhancements to the River Flit running through and adjacent to our site. We intend to enhance the river's role as a corridor for wildlife by improving habitats, providing management, and focusing on local targets provided by Central Bedfordshire's Local Nature Recovery Strategy (LNRS).

Noise

We will incorporate features such as earth bunds and fencing into the wider landscaping strategy to provide permanent mitigation for noise arising from our site.

Noise and vibration will be carefully controlled through planning conditions and the requirements of Central Bedfordshire Council as the local planning authority during the construction and operation of Toddington Park.

Flooding and sustainable drainage

With our design team we will deliver a range of sustainable drainage solutions on site to help protect the River Flit corridor and surrounding communities from water runoff, flooding and pollution. These measures will be designed to adapt to a changing climate.

Air quality

A range of methods will be utilised to reduce emissions which include green and blue infrastructure, embracing renewable energy use to help power the proposed buildings and prioritising sustainable modes of transportation.

Building with Nature

Toddington Park has been designed to align with the Building with Nature principles, the leading standard and certification scheme for high quality green infrastructure. It showcases IM Properties' commitment to sustainable development and ensures that biodiversity,

water and sustainable drainage are integrated into the design and delivery of the proposals.

Building with Nature adds that additional layer by giving both the developer and the local authority more confidence that the intended outcomes are actually being achieved on site.

Your ideas for the new green space

We would like to include features such as public art within the new community space as part of the proposals and would welcome your comments and ideas to help shape this aspect. Please let us know your suggestions by completing a feedback form before you leave.



CGI of proposed BNG land

Social value and the community

Creating long term community benefits

We are committed to working closely with the local community to make sure that Toddington Park delivers meaningful benefits for people living nearby.

Opportunities to deliver social value

We've carried out initial research to help identify needs within Harlington, Toddington and the surrounding community which Toddington Park could help to support.

In Harlington and Toddington, we know that green space is important and that growing the employment base needs to be done in a way that supports local people.



That's why we are proposing to focus our social value strategy on:

- Supporting local people into work, and to progress their careers through advanced qualifications.
- Providing new opportunities for active travel and green space, for example with new comfort facilities on the Icknield Way walking route.
- Working with local voluntary and community sector organisations to reduce isolation and build connection.
- Establishing a Toddington Park Community Fund in partnership with the Bedfordshire & Luton Community Foundation.

A track record of delivering value



Peddimore

Located north of Birmingham, Peddimore Employment Park is the product of a partnership with Birmingham City Council (as the landowner) to deliver a new high quality strategic employment site for the region.

The development is planned to accommodate a mix of logistics and manufacturing businesses, with Amazon being the first occupier on site, set within a significant and comprehensive network of green and blue infrastructure which contributes to placemaking and biodiversity objectives.

In 2024 the development was Highly Commended by the West Midlands Combined Authority for its 'nature-first ethos', and an approach which sought to create a diverse landscape setting that works in harmony with the built environment, delivering a strong sense of place and prioritising connectivity for both wildlife and people.

Social value

IM Properties has set ambitious targets for delivering social value at Peddimore from the outset. In conjunction with social value partners, IM Properties has delivered an extensive social value programme recognised by Birmingham City Council as market leading across local employment, buy local, green & sustainable and partner in communities.

This has included:

- Donating over 2,500 hours of voluntary time between IMP and its supply chain as part of wider support for 35 local community groups.
- Supporting 17 schools (against a target of seven) through a range of activities including mock interviews and careers days.
- Appointing a dedicated Social Value Manager to build and develop relationships with key stakeholders and to facilitate our wider programme of activities.

The scheme is supported by a pioneering Green Travel District ('Sutton Connect') which has been established to reduce congestion, pollution and traffic accidents, as well as enable healthier, safer, more productive communities by prioritising people over cars.



Mercia Park, Leicestershire

Located at junction 11 of the A/M42 in North West Leicestershire, Mercia Park is a ground-breaking development which has become an important economic asset for the local area and wider region.

Here, IM Properties has delivered:

- 3.5 million sq. ft. of high-quality employment floorspace which employs over 2,300 people on site
- We launched the Mercia Park Community Fund to help local projects, managed by Leicestershire and Rutland Community Foundation
- On-site 'Future of Construction' Training Centre and Sustainability & Innovation Hub to host skills courses, a pilot traineeship programme, education visits and supply chain collaboration
- 12 hectares of woodland and 4km of new paths
- With our contractor and supply chain, we have provided work experience and training opportunities
- Supported local schools, colleges and universities to inspire young people to consider careers in the construction and built environment sectors
- Engaged with local businesses to maximise contract and supplier opportunities locally

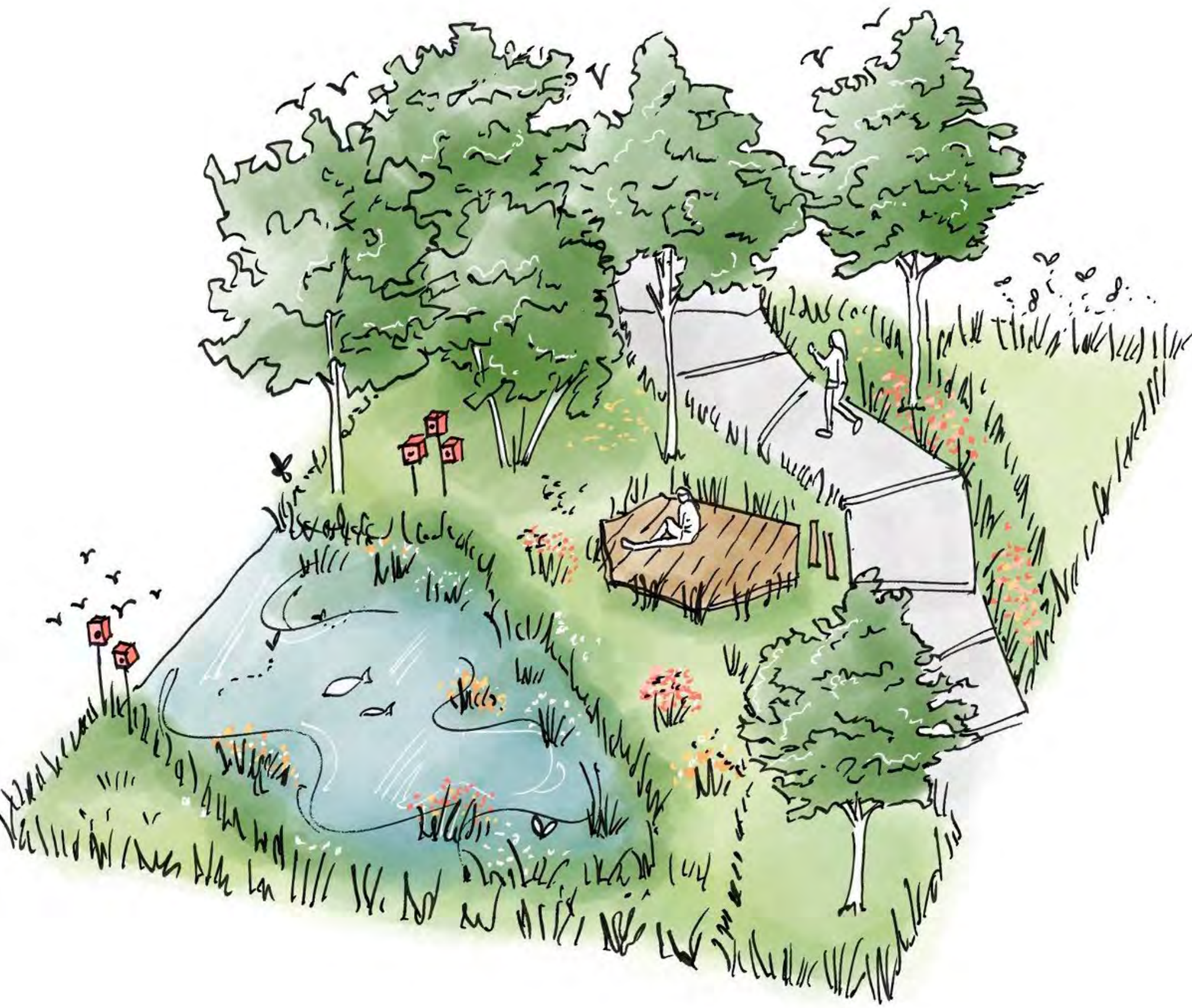
Summary

Thank you for taking an interest in our proposals. We hope you have found this information useful.

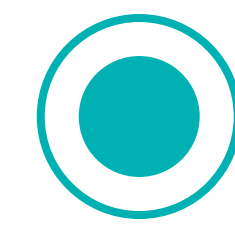
Your opinion matters to us. We know we can achieve a better planning application by engaging the local community and others who can help to refine and improve it further.

In summary, our proposals intend to:

- Create around 1,500 jobs on site
- Deliver over 36 hectares of wildflower and meadow grassland
- Plant a further 14.5 hectares of new woodland
- Create a sense of place and reduce the visual impact of proposed buildings through high quality building design
- Bring sensitive design which minimises impact on neighbouring landscapes including the Sundon Hills
- Secure over 10 km of new permissive path and diverted/upgraded public rights of way which include enhanced connections to the Icknield Way, bridleways, cycle paths and footpaths in the area

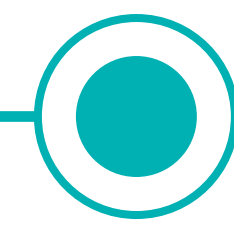


Next steps



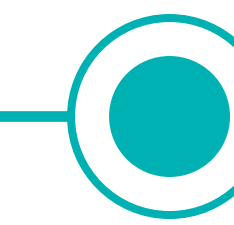
16th April to
6th May 2026

Public consultation
on our proposals for
Toddington Park.



May / June
2026

Refining our proposals in
response to your feedback.



Summer
2026

Submission of
the planning
application to Central
Bedfordshire Council.

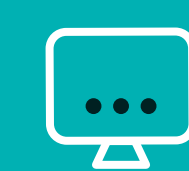
Inviting your suggestions

We would welcome your views and feedback to help us identify any opportunities where Toddington Park can help to deliver value for the local community.

Our proposals will seek to find solutions for the challenges we've identified through initial research and we'll continue to engage with local residents and stakeholders to understand how best we can work together to meet local needs.

Get in touch

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:



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Our commitments

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PROPERTIES

As one of the UK's largest privately owned property companies, IM Properties recognises its role in helping to decarbonise the economy and create a cleaner, more responsible future. Our new Sustainable Futures framework sets out our ambitions to 2030 across three core themes: People, Place and Planet.

By drawing on our experience, financial strength and long-term approach, we aim to deliver lasting value and leave a positive legacy in the communities where we work and we have provided examples below from our existing developments at Mercia Park, Leicestershire and Peddimore, Birmingham which demonstrate the high standards we intend to mirror at Toddington Park.

moto

The Moto Foundation helps a variety of causes across the country through fundraising and charitable giving, from large national charities to community partners who benefit from smaller grants and a growing family of adopted schools.

Additionally, the Moto Foundation works to make a positive difference to the communities around Moto's locations. One of the ways we do this is by providing each Moto location with the opportunity to adopt a local community partner. By joining forces with community groups and charities we can support them in realising their objectives.