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领跑跨境电商物流 Leading X-border e-logistics
4PX Express UK Co Limited

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Paul Keen
Team Leader – Development Management, East Team
Milton Keynes Council
1 Saxon Gate East
Milton Keynes
MK9 3EJ

By Email: paul.keen@milton-keynes.gov.uk

28th July 2021

Dear Mr Keen

**BLAKELANDS, 1 YEOMANS DRIVE, BLAKELANDS, MILTON KEYNES, MK14 5AN
APPLICATION TO DISCHARGE CONDITIONS 17 & 18 OF PLANNING PERMISSION REF: 18/02341/FUL
APPLICATION REF: 21/01878**

Please accept this letter as confirmation of our strong support for the current application.

We are currently in advanced stages of legal agreements with GUPI 6 to take a 10 year lease of the premises. We have a pressing need to operate from the site as soon as possible and intend to use it as a storage and distribution facility in accordance with the use and restrictions set by Planning Permission Ref: 18/02341/FUL.

4PX Express is a well-established distribution/fulfillment service provider, founded in China in 2004, and voted the number one cross-border e-commerce solutions provider in recent years. 4PX employs over 1,500 employees across 50 different worldwide locations. Please visit our website for more details. (<http://en.4px.com/index.php/about-us.html>).

We have had a longstanding requirement for a storage and distribution facility in Milton Keynes to support our existing and planned business growth. As you will appreciate, Milton Keynes is strategically located to serve the M1 corridor and wider strategic road network. The Blakelands area is ideally positioned to support this requirement and we particularly attracted to the modern and sustainable facility that has been constructed by GUPI 6 compared to a range of less suitable alternatives. The site's short-term availability has also been an important consideration compared to other options, particularly those outside Milton Keynes.

We intend to employ 120 people in a range of full and part time posts. As this is a new location for our business, we expect the majority of posts to be new and primarily filled by Milton Keynes' workforce and local population. This will offer a significant economic and social benefit to the local area. Due to the nature of our business, we also expect to create relationships with existing businesses such as One Stop Pest Control and Ace Window Cleaning Services to support our daily operations. This will offer important spin-off benefits for the local economy.

We are fully aware of the site's existing planning permission and the operational restrictions that have been imposed. Our intention to occupy the property has been in the full knowledge of those restrictions, which we will operate within. We also inputted into the noise and highway management plans that were submitted as part of this application to ensure that the details reflect our operational and management methods.

We are a good neighbor and have extensive experience of managing our properties and operations to ensure that the amenity and living conditions of nearby residents is protected. This is a significant long-term investment for us and want to have a positive relationship with your Council and residents from the outset.

We hope this letter demonstrates our commitment to the responsible management of this property and the economic and social benefits we will offer to Milton Keynes. We also request the current application can be determined positively at the earliest opportunity to allow our occupation to proceed.

Yours sincerely

Xin Liu

Head of Finance of 4PX Express UK Co Ltd

cc.

Michael Bracey, Chief Executive – Milton Keynes Council (by email: Michael.Bracey@milton-keynes.gov.uk)
Jonathan Palmer, Head of Planning – Milton Keynes Council (by email: jonathan.palmer@milton-keynes.gov.uk)