

**AP 7.17** WDC to provide definition off “low density yard based business uses” as proposed in HW17.

**AP 7.20** WDC to consider whether policy proposed under HW17 viable.

The Council considers that “low density yard based business uses” are low value, low intensity uses that require space for open storage. The types of uses that this would apply to include storage and sale of recycled building materials and vehicle parts, specialised motor vehicle customisation, fire wood storage and processing. They are on the whole sui generis uses like a B-use class.

The Council has not undertaken a specific viability assessment of the proposed use, however the uses proposed above are on the whole low value and are primarily open/yard based and as such the costs of providing the delivery should not make the site unviable. The site is well located in terms of proximity to High Wycombe and being adjacent to the existing household and recycling centre.