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DESIGN & ACCESS STATEMENT: CLITHEROE AUCTION MART



INTRODUCTION:

This statement has been prepared to support the planning application for a new storage unit within the site area owned by Clitheroe auction within the Link 59 business park on Lincoln Way. Situated at the edge of Clitheroe, the site serves the farming and rural community. The proposal will aid in the monthly sale of machinery which is required to be stored undercover.

LOCATION

The site is accessible via Lincoln Way and the proposal will be located at the North-Western end of the site. The area is defined by buildings which are primarily industrial/commercial. The proposal is positioned in order to have no impact on the existing circulation within this operated site. There is no proposed change to site access to and around the site.



PROPOSAL

The proposal demonstrates a modest covered storage unit (24m x 12m) to complement the other industrial/commercial buildings in the business park. The architectural language follows its neighbouring properties with concrete panels lining the bottom of the façade and metal cladding up to a pitched roof with corrugated roof lights. The building includes two roller shutter doors to service machinery storage and two access doors (see drawing number A1.1). The proposal will allow for the proper storage of

machinery that is to be auctioned monthly. There has been a need for a storage unit for auction items on the site for some time as the auction continues to grow.

APPLICANT STATEMENT

“In 1987 Clitheroe Auction relocated to its present purpose-built site at Lincoln Way, on the edge of Clitheroe. This move provided larger livestock facilities, improved access for transport, and room for future expansion.

The Mart is a major hub for the farming community of the Ribble Valley, Lancashire and the Forest of Bowland. Beyond buying and selling livestock & machinery, it serves as a social and economic centre for rural communities. Its continuing importance was highlighted in February 2026 when King Charles III visited the mart to meet farmers and rural organisations.

In 2015 the Directors decided to raise the profile of machinery auctions then held once a quarter to a regular monthly sale. Following the introduction of online over the pandemic period, rather than ‘live’ the size of each monthly sale increased dramatically so that 3,000 lots can be expected each month. Vendors and Buyers are attracted throughout the north of England and beyond.

However, there is a need for more undercover floor area as 50% of the above lots are displayed outside on the hard standing; this is a disincentive for potential Vendors with higher value machinery such as quad bikes, mowers and similar equipment that would be usually stored undercover. The new building would fulfil that function of displaying those lots that cannot be stored outside in all weather for cataloguing and sale.”

CONCLUSION

In conclusion, the proposed development would aid in the daily works of the auction and provide good shelter for goods. It would not interfere with circulation or access to the site and will reflect the current context surrounding it.

More site images:



Items to be stored in proposed unit



Site photo