



Wadsworth Area Community Assets Limited

Objection to Proposed Change of Use of

The Hare & Hounds Inn

Ref 25/01249/COU
Submitted 31/1/2026



Photo courtesy of Chris Radcliffe, Hebweb

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Introduction

The Hare and Hounds Inn is - or was, until it was recently closed - the only pub in the rural village of Old Town.

There is evidence for the existence of the Hare and Hounds Inn or alehouse at Lane Ends back to around 1795, but given its location at the point where the important route along the Calder valley linking Halifax towards Haworth is connected to a route linking it via Hebden Bridge to Heptonstall and thence to Colne or Burnley, it may have existed as an alehouse much longer. The Hare and Hounds is not however just a point of historical interest; it was chosen as the first feature destination in the opening episode of the 2025 Channel 4 series Perfect Pub Walks, featuring Alexander Armstrong and James May, filmed April 2025 and aired October 2025.

The pub was put up for sale in July 2025 by the owners (Timothy Taylor & Co Limited, the brewery) and closed on Sunday September 21st when the tenants' lease expired. The pub was marketed for a disproportionately short period, and the community subsequently discovered, when the pub signs were removed in late November/early December, that it had been sold. The new owners, via their planning application, have expressed their intention to convert the pub into a residential property.

Wadsworth Area Community Assets Limited (WACA) is a Community Benefit Society, working to maintain businesses and resources for the people of Wadsworth. WACA recognises the importance of the Hare and Hounds to the local community, and therefore nominated the Hare and Hounds as an Asset of Community Value in December 2025 in an effort to protect it against change of use.

Alongside this objection, we would like to submit a report commissioned by WACA from Nimble Planning and Development. This is included in the supplementary documentation [Appendix 1](#)

WACA opposes the Change of Use of the Hare and Hounds Inn to residential property.

In this Letter of Objection we will make strong arguments to refute the majority of claims in the Change of Use application. These arguments will be based on evidence and research, the details of which will be supported by supplementary documentation.

We will also provide evidence to demonstrate that the application flies in the face of trends of national and local legislation, and of current research on the Social Impact of Public Houses.

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## Calderdale Local Plan

### Written Statement (adopted Mar 2023)

We will demonstrate that Calderdale Council's planning guidelines and policies support the protection of public houses, and that this Change of Use application for the Hare and Hounds Inn contravenes the relevant policies and guidelines within Calderdale's Local Plan.

We will use the following statements to structure our evidence:

#### Policy HW4 - Safeguarding Community Facilities and Services:

*Development proposals which would lead to the loss of community facilities, including but not limited to public houses, ... will not be supported unless:*

- a. An **appropriate alternative is provided**; or*
- b. It can be demonstrated that the facility is **no longer required** within the local area or is **no longer viable**; and **all reasonable efforts have been made to retain the facility** and other alternative community uses and **community ownership** and designation as an Asset of Community Value have been considered....*

Guidance that informs the above policy....

**15.12 Health and Wellbeing:** "Community facilities, such as public houses, .... all contribute to the vitality and vibrancy of settlements, particularly in rural areas. The continued reduction in the number of local pubs, ... is of particular concern and **the Council will seek to ensure the retention of such facilities wherever possible to ensure the continued vibrancy of settlements and wellbeing of residents.**"

**15.4 Health and Wellbeing:** "The built and natural environments are major determinants of physical and mental health and wellbeing. **The planning system can therefore play an important role in facilitating healthy housing; active travel; a healthy environment; and vibrant neighbourhoods.** Health, well-being and safety are major issues on the local and national agenda, and are closely interrelated. Health is about more than access to medical treatment and services. It is about lifestyle, including routine exercise and fitness for all ages and interests. It is also about **living in a safe environment, feeling part of the community and being economically secure.** The Joint Strategic Needs Assessment approach to addressing health issues includes these wider determinants of health and should be used to inform planning."

**20.13 Built Environment:** "A **good mix of uses** is often important to making a **place economically and socially successful**, ensuring the community has easy access to facilities such as.... pubs .... A mix of uses also allows communities and places to respond to change more readily by allowing a turnover of activities, for example, with the same building or space performing different functions across a day, week or season."

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WACA's Evidence

1: Policy HW4a. An appropriate alternative is provided;

WACA refutes this

The purchasers have stated at the WACA public meetings that their sole intention is to change the Hare and Hounds Inn into a single residence. They have no intention of reopening the pub or providing an alternative facility.

However, no appropriate alternative pub exists within Old Town.

- With the previous closure in 2000 of the Mount Skip Inn, the Hare and Hounds is the only pub within a mile radius of the village.
 - Quoting from a previous Planning Appeal (Ref: T/APP/A471 O/A/99/1031452/P7) **Appendix 2** on the **Change of Use of the Mount Skip Inn**, March 2000, the Mount Skip was closed based on the following statement: **"I consider that the Hare and Hounds represents a suitable alternative facility for the immediate community and also for walkers and cyclists using the locality for informal recreation."**
 - The existence of the Hare and Hounds as a functional business was relied upon as part of the planning judgment that the community would continue to have access to a public house facility in the area.
 - Quoting an existing objection on the portal, "...when the Mount Skip pub was closed..... The Hare and Hounds was designated as an appropriate alternative. If the Hare and Hounds is closed, how does that work?"
- The next closest pub, The Robin Hood Inn in Peckett Well, is at least a mile away from the majority of Old Town housing, much of this along unlit and pavement-free roads, and at least 2 miles from the homes that the Mount Skip Inn used to provide for. This can not be considered a suitable alternative to a village pub that can be walked to safely, especially on dark winter evenings.

Quoting from the CAMRA comment on this application "There is no mention of the fact that the road to the Robin Hood is similarly narrow, poorly lit and without a pavement. The 'Viability Assessment' appears to assume that residents of Old Town would want to access these alternative venues solely by car, but when people are strongly and rightly advised not to drink and drive that is not a reasonable assumption to make."

And in the words of an ex-customer "There is a pub in peckett well but the bus service takes a circular route in the evenings and only goes in one direction which means I have to walk home. It's less than a mile from my house but the walk home really puts me off going to the pub except on very warm sunny evenings. (Not many of them in the year)."
- Aside from the pub, there is no welcoming, informal space open in the evenings or on Sundays where residents can drop in without a booking or specific reason.
- Existing facilities in the village - although valued by the community - are limited to the following:
 - **Old Town Post Office:** Provides a small shop, post office and cafe. The cafe is small and doesn't provide enough space for local meetings. It is not open evenings or Sundays.
 - **Wadsworth Community Centre:** Infrequent opening hours, mostly pre-booked, not a public drop-in facility. No scheduled opening hours.
 - **Old Town Cricket Club:** Infrequent opening hours, not a public drop-in facility. Bar no longer operates. No scheduled opening hours.
 - **Wainsgate Chapel:** An event space for arts, community, and heritage. Infrequent opening hours, occasional events, not a public drop-in facility. No scheduled opening hours.

In Summary....

No alternative informal, drop-in facilities are available offering an appropriate capacity for large gatherings, extended opening hours, hot food, warmth, live music, quiz nights, and various other amenities in a combination unique to a pub environment, with a multi-generational mix of people, and within safe walking distance from the residential areas in this relatively isolated hilltop village.

WACA contends that an appropriate alternative is not provided, therefore we request the Change of Use application be refused.

2: Policy HW4b i: It can be demonstrated that ... the facility is no longer required

WACA refutes this

WACA Community Consultation

Starting 7th December 2025 WACA conducted an on-line survey to gauge the level of community support for submitting an application to list the Hare and Hounds as an Asset of Community Value (ACV), to gather support in terms of what the village pub meant to them, and to identify the extent to which local groups and organisations have relied on it in recent years. The survey responses were solicited from our existing mailing list, and posts to various Facebook groups and the Hebden Bridge community website.

- As of 31st January, to the proposition: *'I support WACA's application to add The Hare and Hounds Inn to Calderdale Council's list of Assets of Community Value'*, 320 out of a total of 325 voted **'Yes' – 98.5% in favour of WACA taking action.**
- The remaining questions in the survey were intentionally open-ended. Responses are still coming in, but the vast majority offered very **positive statements** about their wish that the pub remains as a public space.

As a result, WACA submitted an Asset of Community Value application which was validated on 5th January 2026 and is due for consideration by 2nd March 2026.

On Friday 23rd January WACA held 2 Public Meetings to share information and answer questions.

- With an attendance of around 140 people over the 2 meetings, it was apparent that all (apart from the current owner of the Hare and Hounds) were in favour of action to save the pub.
- This was a chance for us to confirm what we thought we already knew - the vast majority of the community wish us to fight the closure of the Hare and Hounds Inn.

We are using two further ways to evidence community support for our campaign to save the Hare and Hounds Inn:

- On Sunday 25th January, WACA launched an online petition – **“Save the Hare and Hounds from permanent closure”**. As of 31st January, 6 days later, this petition has collected 463 signatures.
- As of 31st January, on CMBC Planning Portal, the tally of objections to supporting comments is 183 to 2. That is 99% in favour of rejecting the Change of Use application.

Here is a sample of the comment responses to WACA's survey – the complete record is available in our supporting documentation. **Appendix 3**

- A pub like the Hare and Hounds provides a vital "third space" outside of home and work, serving as a sanctuary against isolation, particularly for older, single, or vulnerable people.
- It's what binds us together. Old and new. People I've not seen for yonks I see in our pub. An essential social institution in these days of increasing digital isolation

- The Hare and Hounds was central to my decision to move to Hebden Bridge and specifically Old Town. A cold winter's night we decided to stay rather than go home and found our way up to a room at the Hare and Hounds. It's where we made friends with neighbours, had New Year's Eve festivities, played darts and pool, sat out in the summer, ate good food and went on walking trips. It is a crucial gathering place in somewhere with few amenities that can feel very cut off in winter
- Pubs also act as a community anchor where bonds are forged and strengthened. A pub like the Hare and Hounds can provide a neutral, welcoming, and familiar environment where people from all walks of life can meet, interact, and build a sense of community. The familiar, non-threatening environment of such a pub provides a space where people can, in a relaxed setting, discuss problems, reducing stress.
- Inter- generational spaces where people can get together to socialise are so vital in today's world where there is so much loneliness and disconnection.
- The pub has been open since 1840 and I have lived in old town my whole life to witness a thriving busy local pub bringing together the whole community. It has been a busy pub up to the point of the last lease holders.
- The Hare and Hounds is a key feature of the community of Old Town. It provides a meeting point for friends in all weathers and seasons which is especially valuable as it can be isolating in the hilltop villages particularly in the wintertime. I have been going for over 30 years through several changes of landlord but it has always been a pleasure to call in and see friendly faces at 'Lane Ends'.
- We always celebrated, commiserated and even just popped in to the pub. As new people to the area it was an integral way for us to join the community and enjoy our new life.
- A hub for the local fell runners. When they hold organised races for the wider community and beyond. Many walkers, cyclists etc. will use the pub if in the right hands.
- As well as using the Hare and Hounds as my local pub for many years (over 40) my husband and I have attended funeral wakes and wedding celebrations there. It is clear to me that it is more than 'just a pub' but a place where the community can meet to celebrate, mourn, have fun, meet new people, and make friends. There is nowhere else in the local vicinity which can fulfill this role of community hub.

Social Impact of the Hare and Hounds Inn

In order to evidence the impact that the closing of the Hare and Hounds would have on the social aspects of life and the local economy, WACA has produced a comprehensive Social Impact Report This document is available in our supplementary documentation. [Appendix 4](#)

The community role of the Hare & Hounds is not recent, incidental, or anecdotal. It is supported by a documented history of sustained community, cultural, charitable, and civic use.

A chronological Community Use Event Register has been compiled using independent third-party sources including HebWeb archives, public event listings, charity records, visitor accounts, and community testimony. This evidence demonstrates consistent use of the Hare & Hounds as a community venue from at least 1999 through to 2025. [Appendix 5](#)

The register shows the pub has functioned over time as:

- A hub for regular social activity, including long-standing weekly quiz nights and recurring live music and seasonal music events
- A venue for community meetings, heritage talks, and local history events
- A base for arts and cultural activity, including repeated participation in the Old Town Art Mile
- A hub for charity walks, fundraising events, and community-led initiatives
- A focal point for seasonal and intergenerational events, including annual Bonfire Night and fireworks celebrations
- A venue supporting emergency and crisis-related community response, including major flood relief fundraising following the 2015 Calder Valley floods and the hosting of community meal preparation and distribution during the Covid-19 period
- A recognised destination for visitors, walkers, and campers staying locally, supporting rural tourism

Importantly, many of these activities were regular and recurring rather than exceptional, demonstrating sustained everyday use of the premises as a social meeting place rather than reliance on occasional events. Evidence indicates that demand has persisted independently of individual operators or business models. This longitudinal evidence demonstrates that the Hare & Hounds has operated as durable social infrastructure embedded in the life of Old Town.

Its community function is proven, repeatable, and historically evidenced rather than aspirational.

This pattern of use is consistent with national evidence on the long term sustainability of community pubs and it demonstrates ongoing social demand rather than historic or exceptional activity.

Examples of group activities that survey respondents have witnessed at the Hare and Hounds Inn over the years include:

- Charity fund raising events held there include for flood relief following the Boxing Day floods in 2015. Friends of Old Town School (FOOTS), Mountain Rescue and White Knights Blood Bikes.
- Meeting venue for local cultural and interest groups such as Picture This! Photography Group, Wadsworth Gardening Group, Philosophical Society, Hebden Bridge Local History Society, Wadsworth History group, School PTA group and Friends of Old Town School (FOOTS), NCT and Baby groups, u3a Todmorden Lunch Club, Wadsworth Bee Keepers, Calderdale Countryside Rangers, football, cricket and darts teams, Book groups, lesbian monthly social on first Fridays, Hebden Bridge Hill Millies (Hebden's only Morris side).
- During COVID, engaging with Calder Community Cares on the "Eat Together, Stay Home" scheme preparing 80 roast dinners to be delivered by volunteers to those self-isolating.
- It has been a centre for outreach to the community including response to flooding and other emergencies, Pennine Cropshare (distribution centre for their organic veg scheme) and engaging with Calder Community Cares during Covid on the "Eat Together, Stay Home" scheme preparing 80 roast dinners to be delivered by volunteers to those self-isolating.
- Indoor/outdoor events held there such as quiz nights, Hog roasts, Bonfire Night firework displays, Pace Egg play, Hebden Bridge and Mytholmroyd Walkers are Welcome group, Thursday walkers group and a New Years Day walk for the last 40 years.
- Events supporting the arts include live music events such as Lee Southall, The Electric Brain particularly being well remembered and local Artists' and Photographers' exhibitions.
- Featured on national media: Channel 4's "Perfect Pub Walks" in 2025 (Alexander Armstrong and James May).

Local Economy Impact of the Hare and Hounds Inn

The Hare & Hounds contributes to the local economy in ways that extend beyond its role as a hospitality business. As the only pub in Old Town, it has functioned as a destination, drawing visitors who might not otherwise travel up the hill from Hebden Bridge.

- Visitors using the pub often combine their visit with use of other village amenities, supporting linked local spending and reinforcing Old Town's viability as an active settlement rather than a purely residential outpost.
- The Hare & Hounds has also provided local employment opportunities within Old Town, including part-time, flexible, and evening work that is accessible to residents who may not be able to travel off the hill for employment. Rural hilltop settlements such as Old Town offer limited local job opportunities, and the loss of a village pub removes one of the few sources of accessible employment within walking distance.
- Employment associated with community pubs often supports a diverse workforce, including older residents, people returning to work, carers, and those seeking supplementary income. These roles contribute to social inclusion, skills development, and local economic participation. Conversion to

residential use would permanently remove this employment function, with no equivalent replacement within the village.

- The pub has supported rural tourism through on-site accommodation and informal motorhome and camper stopovers, encouraging visitors to stay locally, eat on site, and contribute to the village economy. Its loss would reduce the attractiveness of Old Town as a base for visitors and weaken the wider rural tourism ecosystem.
- The Little Nook Caravan site is a good example of the multiplier effect within small, rural economies. A short 5 minutes walk away, these 2 businesses each boosted the other's trade and therefore the whole local economy. We know from Little Nook reviews ([Appendix 6](#)) that people chose this site because of the pub close by, and that people came back year after year as a result.

In summary:

The loss of the Hare & Hounds represents not only the removal of a physical facility, but a reduction in residents' choice and autonomy in how they participate in social life. Social engagement would become increasingly conditional on mobility, confidence, financial means, and access to transport, with disproportionate impacts on those least able to travel off the hill.

From a long-term perspective, retaining a community pub aligns with sustainable rural economic planning. Conversion to residential use would permanently remove this economic function, with no equivalent replacement for employment, visitor draw, or linked spending.

From a social impact perspective, the application places disproportionate weight on short-term financial considerations while underestimating long-term harm to community life, access, wellbeing, resilience, and the local economy. Permanent conversion would remove the opportunity to explore nationally evidenced and policy-supported community pub models and would foreclose future options that could otherwise sustain the Hare & Hounds as a community asset.

WACA contends that it has not been proven that ... the facility is no longer required, therefore we request the Change of Use application be refused.

3: Policy HW4b ii: It can be demonstrated that ... the facility is no longer viable

WACA refutes this

Past Viability

While the Hare & Hounds experienced operational challenges under the most recent tenancy, these can clearly be seen to be linked to the specific management and operating model in place rather than to an inherent lack of viability of the business itself.

Evidence from earlier periods of operation, together with national data on comparable rural and community pubs, indicate that the pub has the potential to operate successfully under an alternative, well-aligned business model. This is explored in this section.

- It is clear, from financial records and from a verbal report from the tenants up to 2020, that the most recent tenants took over a viable business. The Hare and Hounds Inn was recognised by CAMRA by its inclusion in the 2020 edition of the Good Beer Guide. This means that in 2020 the Hare and Hounds was amongst

the top 10% of Calderdale pubs for its beer quality. To quote CAMRA “There must have been a high level of turnover to achieve that.”

- The last tenants made significant changes to all elements of a well frequented and well loved village pub, without consideration of or consultation with the community. In fact, it can be argued that their controversial approach alienated the majority of the existing customers, and failed to draw in an appropriate level of replacement footfall to compensate. Problematic changes to the recent Hare and Hounds business model include:
 - **Environment.** What had previously been a warm and friendly environment for all, where locals were greeted with “the usual?”, and visitors felt welcome, quickly changed under the most recent tenancy. Staff turnover was significant and often consisted of young people from out of the area who, it was clear, had no interest in the local community. The pub makeover was completely at odds with the wishes of the community, becoming more like a “city centre sports pub” than the homely local that they loved. As a result, many locals just gradually stopped going to the pub.
 - **Food.** The Hare and Hounds Inn previously drew in a diverse client base, including a high number of vegetarians and vegans in Wadsworth and the wider Hebden Bridge community. The new tenants replaced this with a meat-based menu with at most one or two vegetarian mains, and (initially) no vegan options, ostracising a significant percentage of their client base. They also publicised “as much as you can eat” plates, which was cited as good marketing in the change of use application but which, in fact, had the complete opposite effect on the majority of the current customer base.
 - **Opening hours.** The previous tenants had gained considerable trade from Bank Holiday opening - the nature and location of the pub encouraged extended day visits from locals as well as many groups enjoying walks up the hill to visit over long weekends. The recent tenants initially chose to close Mondays, including ALL bank holiday Mondays. As their business model drove customers away, they proceeded to close on Monday, Tuesday and Wednesday each week, and were open for shorter and shorter hours into the evenings (often closing at 9pm). We have a photo of the opening hours at one point showing the pub only open for 23hrs each week, and only serving food for 17.5hrs. (This compares with the Robin Hood at Pecket Well - open 77 hours a week, with food served across 63 hours.) Added to this, on many occasions locals report that they had arrived at the pub when it was supposed to be open, only to find the doors locked. This is not a model that can ever remain viable.
 - **B&B.** As opening hours reduced, the B&B offer became increasingly unviable. There was regularly no offer of breakfast, and in a rural pub like the Hare and Hounds there was no alternative on the doorstep. The option to stay for more than 1 or 2 nights was effectively withdrawn due to the random nature of the opening hours. The regular business from the Trades Club in Hebden Bridge billeting performers at the Hare and Hounds became impossible, also having an impact on the food and drinks business. This previously money-making element of the business became completely untenable.
 - **Social media.** The Social Media Marketing campaign, cited as so effective in the Change of Use Application, actually accelerated the pub’s demise, and demonstrates clearly the lack of understanding from the new tenant of what the community wanted out of their local pub. Many of the examples added at the end of the application were the very posts that put the local customers off going to the Hare and Hounds (including AI-generated text and images). And people who were seeing these posts also saw the occasional post that was completely inappropriate and posted by the tenant himself on the Hare and Hounds’ own Facebook page.
“The Famous Hare and Hounds” Facebook page has now been renamed as the page for the tenant’s new pub and has retained all its followers. This would imply that these numbers are not real followers, but bought bots that indicate nothing at all about the popularity of the pub.

Appendix 7 has more information on this from a local bar owner.

To demonstrate the impact of the above on the community, here is a small selection of the very many relevant responses from the community survey and from the planning portal comments - in their own words:

- While we were pleased to hear that the previous landlords Dave and Jeanette had managed to find someone to take over the licence when they decided to move away and when we met James, the new landlord, he seemed a nice fellow, it wasn't long before he put off all our friends and ourselves with his conduct. He jacked up the prices, he was a Covid denier, he closed the pub several days of the week including bank holidays and fewer and fewer locals used the pub at all, ourselves included. It made us very sad to see our wonderful local hijacked by an unsympathetic landlord. We are confident that if it was saved through the protection of an asset of community value order, it could be returned to its former thriving state....
- A huge sense of loss since the closure and since the change of landlord who altered the character of the pub to its detriment.
- Whilst we appreciate the business suffered further due to the impact of COVID and the general state of the economy, we are clear that a well-run business in this location would have comfortably managed to handle these factors and come out the other side intact and thriving.

Future Viability

Our Research shows that there is one vital element to a viable business model to reopen the Hare and Hounds Inn - it needs to be a Free house.

We will also show that the community pub model would significantly increase the viability further, and that WACA is willing and able to take this on.

Element 1: Free house Model

WACA is a community organisation run by volunteers who hold a wide range of experience and skills. We also have positive and effective networks across the community and within the pub business. To comment with any confidence on pub viability we looked to a local bar owner/manager with 25 years' experience who has offered ongoing support and advice to us.

Here is her input to our objection, which is designed to directly challenge the assumptions made in the viability section of the Change of Use Application document: HARE_HOUNDS_VIABILITY-1886966, as submitted by the developer:

About Liz Paton:

I've been in the industry for 25 years, full time for 20, managing for 18 and never presided over a failed business.

5 years General Manager at Old Gate Hebden (1.5mil turnover during my tenure)

6 years owner and General Manager at Drink Hebden (increasing the turnover from 182k a year to 312k during a global pandemic and without serving food).

Liz's statement:

The Hare and Hounds is only viable as a public house option if it is brought into a Freehold framework. Despite a sustained effort by the last tenant Landlords (James and Kelly) to destroy the reputation of the pub, Timmothy Taylors sustained their tenancy for 5 years, in the face of all financial reasoning. This is due to the profitability and viability of the pub before putting inexperienced "Landlords" into the premises. James and Kelly had never run a public house before or a B&B and the cafe that Kelly did run in Sowerby bridge also failed (even though similar businesses have thrived in the same environment and town), they were staggeringly under prepared for the realities of running a public house.

The "innovative" marketing tactics were to buy bot followers for their Facebook and instagram, this raises their follower numbers but not their engagement counts as can be seen in their current social media iteration that supposedly has plus 34k followers but struggles with engagement of plus 3 per post.

Eating challenges aren't profitable and aside from the paid for appearances from professional eaters there is no evidence to show any other customers partook.

Timothy taylor's saying a total of 4 firkins (9 gallon barrels) needing to be sold a week but not being attainable is entirely down to the running of the pub.
Old Town has an estimated 1k inhabitants and the hare and hounds is the only pub available within a mile radius/easy walking distance.

The change of use asserts a turnover of half a million a year is needed to make the pub viable it is my personal opinion that the Hare and Hounds could very easily exceed that turnover simply by being run as a freehouse with experienced landlords.

If you were to keep the same drinks available that were being served during TT tenure then the simple act of being a freehouse would save the landlord hundreds of pounds a week.
The 4 firkins when bought tied from TT were costing (minimum) £145+vat, when purchasing the same beers free of tie it's a £91+vat per barrel (direct from brewery). That's a saving of £216 (over 11k a year) per week on cost of stock just for those 4 lines alone.
Guinness acquired from TT is sold to tied tenants at £210+vat for a 50ltr and Neck Oil is sold at £150+vat for a 30ltr (information from White Lion Hotel, hebden bridge).
From WDS (independent beer suppliers)
Guinness £160+vat
Neck oil £115+vat
The simple act of being brewery tied costs a pub a "wet rent" of between 55% and 100% more, over the course of a year, than a freehouse.

Based on the 500k yearly turn over needed to be viable we can break that down into weekly viability.

£9620 a week for a 5 bedroomed B&B with attached pub is not only attainable but completely underselling it's actual viability but it's the numbers put forward in the change of use so lets break them down.

A modest suggestion that the rooms will be full 5 out of the 7 days of the week,
Using local information for comparable businesses (Hebden bridge town house and white lion hotel hebden bridge)
And average stay for 2 people with free wifi and Breakfast is £140 per night.
I'm happy to reduce this number to below average of £125.
That's £3125 a week based on not being full all week and charging under the odds for a room.
Before Kelly and James took tenancy, the local Trades club used the Hare and Hounds as the overnight for many of the bands that play there which is an avenue that should be explored (as well as the fact that people journey to the area specifically for the trades club making the rooms very viable).
We can also under estimate a food driven pubs spend per head for customers to £20 per person (most comparable businesses in the area easily attain £35sph).
A countryside pub such as the hare and hounds should be open 7 days a week to serve the local economy.
With a conservative estimate for the rooms it leaves the business needing to make £6495 a week from food and drink sales.
 $6495 \div 7 = £928$ per day or 47 people spending 20 each.
Taking into account the upswing in custom that naturally occurs at weekends, it is safe to say that with an experienced landlord with a strong food background H&H could easily serve enough customers to top up the B&B aspect of the business.

The money that could be brought in simply by providing a safe and welcoming environment for Old Town residents coupled with the tourist potential of the location is being grossly under estimated by the new owners.

The employment it would bring to an under served satellite village in yorkshire is being under appreciated (National insurance contributions to hmrc), the VAT that an easily attainable 500k turnover would generate is being under appreciated (literally every aspect of what the Hare and Hounds is selling generates VAT).

The history of the building proves it has survived centuries before being run into the ground by provable inexperience.

It benefits the community beyond the remits of just selling alcohol, food and over night stays.

It is a lie that it has run its course a public house,

It is disingenuous to suggest it was run brilliantly and fell foul of external pressures,

It shows a real lack of knowledge of the industry to suggest that a PH with 5 double bedrooms, internal seating of 55 with further 100 covers externally, serviced by its own carpark and on 2 major bus routes cant hope to attain 500k turnover yearly.

Liz Paton | Owner

[Drink](#) | 15 Market St | Hebden Bridge | HX7 6EU



- At the point it is required, Liz has offered to work with WACA to provide more detailed costings in the form of a Business Plan.

Additional Expert Evidence:

- The previous tenant, Jeanette Hill, has spoken to us. Based on her and her husband's experience of running the Hare and Hounds as a profitable tied business up to 2020, she has every confidence that it could be viable, now, as a Free house. Due to Timothy Taylors having sold the building this would now be the business model of reopening under any new ownership.
During their time running the Hare and Hounds Inn, it was awarded Halifax & Calderdale CAMRA branch's 'Pub of The Season Summer 2018' (<https://hxcalderdale.camra.org.uk/branch-awards/>)
And was recognised by CAMRA by its inclusion in the 2020 edition of the Good Beer Guide.
- We also have statements of support and offers of on-going advice from the following pubs:
 - The Fox and Goose, Hebden Bridge - a community run pub, where WACA's treasurer was previously a director for 9 years.
 - Old Gate, Hebden Bridge
 - The White Lion, Hebden Bridge
 - The Holywell Inn, Stainland
 - The Punch Bowl Inn, Burton in Lonsdale
 - The Trawden Arms, Trawden

Element 2: Community Pubs

Quoted from <https://www.thehullstory.com/allarticles/new-clarence-feature>:

There are over 170 Community owned pubs in the UK. Community pubs are more sustainable than commercially run pubs because their purpose is to serve the community, not make a profit.

The Landlords of pubs owned by breweries and pub companies have to pay rent to operate the pub. They are also 'tied' in to selling product provided by the pub company which they have to buy at a significant mark up.

Community owned and run pubs don't have to pay rent to anyone and they are 'free houses' which means they are free to buy their beer and food from any supplier. They can also benefit from substantial discounts on business rates.

Research supported by CAMRA and Pub is The Hub 2025 further demonstrates that rural pubs deliver substantial social return, with every £1 invested in community pub activity generating more than £8 in social value. These benefits include reduced isolation, improved wellbeing, local employment, volunteer opportunities, and strengthened community resilience.

What's more CAMRA currently states: "**There have been no reported instances to date of community-owned pubs closing through a lack of viability.**"

The following text is taken from CAMRA's '**Community Owned and Community Run Pubs**' page at <https://camra.org.uk/community-pubs> :

Community Pubs - An Introduction

In recent years, Britain's pubs have been closing at an alarming rate; tragically, many of these pubs have been popular and valued community facilities in the past and could be so again in the right hands. It's unfortunate that many owners regard pubs primarily as property assets which are more valuable if their use can be changed to something else like a house or shop. However, all across the country, communities are fighting back. Sometimes effective campaigning is sufficient to see off an unwanted planning application. In some cases, though, the best way forward for local people has been to buy the pub themselves. As of April 2025, 217 pubs are community-owned with another 28 community-run and some 78 active campaigns under way.

A remarkable statistic around community owned pubs is that, to date, **they have a 100% success rate**. A few have been sold on to the private sector once the business was re-established but all the rest have survived and thrived. The reasons aren't, perhaps, hard to understand. People in the community with a direct stake in the business will obviously support it and encourage others to do so. More importantly, the whole community will see the pub as 'theirs' which generates levels of loyalty and commitment that other operating models can only dream of. Also, most businesses own the freehold of the pub outright so their outgoings during periods of restriction, like the recent one, are manageable compared with others. Simply put, this is a model that works.

Business Plan

Should the application for Change of Use for the Hare and Hounds to residential be refused, WACA is prepared to produce a detailed proposal, supported by a solid business plan to ensure success. We believe there is sufficient evidence in this objection on which to judge the theoretical viability of a community run, free house pub owned by WACA and, later we will evidence WACA's ability to raise a share offer if and when this becomes appropriate.

In summary:

From the CoU application: "The Hare and Hounds is not financially viable as a public house despite sustained and innovative efforts to grow the business over a 5 year period."

In response:

- Financial viability cannot be determined based solely on the performance of the previous tenant, under the tied business model, alongside the impact of COVID.
- 'Sustained' appears to allude to a bombardment of ineffective social media, and a lack of flexibility in attempting to pivot to a more successful business model.
- 'Innovative' appears to refer to changing the tone of the pub such that it no longer represents the local area, disenfranchising the existing customer base, reducing choice, reducing opening hours, reducing opening days etc.

From the CoU application: "The brewer Timothy Taylor reports that its turnover was approximately one quarter of the level of trade for it to remain viable, selling only one barrel or 72 pints a week on average over the last 24 months."

In response:

- Financial viability under the tied business model, operating well under 30% of available opening hours, cannot be equated with financial viability under a free house (community-owned) model.
- This is an unreliable statistic. The previous tenant has since publicly stated that he believed the 72 pints estimate was an underestimate, and this doesn't include other sales,, eg keg beer, bottled beer, wine, spirits, coffee, soft drinks, etc.

From the CoU application: “ ...if a respected regional brewer, with access to economies of scale, vertically integrated beer supply, and a strong reputation for quality, cannot sustain these pubs, then the viability of independent operation is highly questionable.”

In response:

- This section assumes the reintroduction of the **tied** pub model, however this would not be the case.
- The viability of independent operation as a free house is consistently evidenced to be significantly higher than for a tied pub due to vastly reduced overheads.
- Viability increases even further for community-owned pubs.

From the CoU application: The document attempts to paint a bleak view of the prospects of rural pubs. Conscious that multiple examples of successful rural pubs are readily evidenceable, the document then attempts to paint the Robin Hood (Pecket Well) as some kind of exception, and draws a considerable number of false comparisons between the Robin Hood, and the Hare and Hounds in an attempt to prove the Hare and Hounds unviable.

In response: To read an extended statement-by-statement rebuttal of the CoU application on this topic, please see the supporting documentation. [Appendix 8](#)

For the avoidance of doubt, it is our strongly held opinion that the Robin Hood is an excellent, well-managed, inclusive and popular free house pub. It will continue to be successful through its own efforts regardless of the situation at the Hare and Hounds. Any comparisons in the accompanying document are purely used to rebut statements in CoU application.

WACA contends that it has not been proven that ... the facility is no longer viable, therefore we request the Change of Use application be refused.

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#### **4: Policy HW4b iii: It can be demonstrated that ... all reasonable efforts have been made to retain the facility, and other alternative community uses and community ownership and designation as an Asset of Community Value have been considered**

**WACA refutes this**

No efforts have been made to retain the facility in community or public use, as required by planning policy. In fact we believe the speed of sale, the messages given to other potential purchasers and to WACA as a viable community group purchaser, along with the lack of any community consultation, indicate that no consideration was made to sell the Hare and Hounds Inn as a going concern.

- As previously stated, WACA submitted an Asset of Community Value application which was validated on 5th January 2026 and is due for consideration by 2nd March 2026.
- In order to evidence our statement above, we present a timeline of events for WACA's involvement with the agents, Atkinsons Associates, and then the purchasers of the Hare and Hounds Inn:
  - o July 2025 Listed for sale: (the Halifax Courier reported on July 9, 2025 that the pub was on the market)
  - o 10.7.25 WACA directors visited H&H after board mtg as for sale signs were seen
  - o 28.7.25 HP phoned agent who said “I’m coming across for 2 days and 2 days only. You can have the last slot ....”
  - o 31.7.25 NS&HP Viewed pub with agent
  - o NS’s WhatsApp report back to Board

- “ We met the Agent to look round the H&H this afternoon. ....He said they want a quick sale, they've already had offers including buyers wanting to keep it as a pub and they have other cash buyers interested..... It sounds like the sale is happening too quickly for WACA to be able to put in a serious bid for it.”
  - 7.8.25 HP's email to agent requesting an update:
  - 7.8.25 Email from Alistair McDowell, Atkinson Associates in response: “Helen, We have offers (cash/unconditional) on the table and I anticipate solicitors being instructed by the middle of next week latest...”
  - 21.9.25 Pub closed
  - In the interim HP repeatedly attempted contact with the agent via phone for update, but got no response. Eventually phoned main office number - the receptionist said the pub was sold and Alistair would call me back. No further contact.
  - ??? Sale completed
  - 8.12.25 CoU application received by CMBC
  - 11.12.25 Without any idea of who had bought the Inn, and as the only way we could see to make contact, WACA posted a letter to the “New Owners of the Hare and Hounds Inn”...” We'd welcome making contact with you as the new owners.”
  - 16.12.25 Email from Charlotte Deighton “Good to hear from you and thanks for reaching out...”
- We are aware that the agent knew of WACA's existence before we contacted him to arrange a viewing of the pub. Comment from agent to HP in initial phone call “I've already spoken to Jonathan Salt from your organisation”. On investigation we believe that Councillor Jonathan Salt had called the agent and informed him about WACA and that we would likely be interested in looking at a potential purchase as a community pub.
  - Feedback from other potential bidders indicates that the business (in the context of it having approved use as a pub only) was over-valued by Taylor's, and encouraged speculative bids from property developers.
  - We have evidence of four potential buyers who had the initial intention to reopen the pub as a going concern. Two requested a viewing which was rejected, and two made serious offers that were not followed up.
    - First hand evidence of a local bar owner who was a serious potential buyer. She phoned requesting a viewing towards the end of July but was told the pub was all but sold and there would be no further viewings. We believe this was within 3 weeks of the first public marketing of the Hare and Hounds Inn.
    - Credible indirect information about a second local bar owner who has said “Yes, we had a passing interest in buying it, but we were advised by the vendor's agent that it was all but sold. We therefore saw very little point in going to view it.”
    - First hand evidence of a third local bar owner having made an initial offer in writing on 30.6.25. This date is before we were aware that the pub was even up for sale. This offer was not taken up.
    - Credible indirect information about a fourth local bar owner who made an offer over the phone. This offer was not taken up.

In summary:

**From the CoU application:** “Alternatives for the buildings' use have been explored and compared to the Calderdale Council planning policies.”

**In response:**

- We have found absolutely no evidence that alternative uses have been explored.
- We have found absolutely no evidence that the community has been consulted.
- Local Community Groups have not been consulted, despite the agent knowing of our existence, and us having a good presence within the local community.
- Neighbours have not been consulted.

- The buyers have not engaged with the community to discuss plans, options to retain the facility, or alternative uses.
- The evidence we have consistently received is that the sale was already completed and the change of use application submitted before the local community had any idea that the Hare and Hounds Inn was not being sold to reopen as a pub.

**From the CoU application:** “Calderdale Local Plan Policy HW4 requires applicants seeking the loss of a community facility to demonstrate that appropriate and genuine efforts have been made to market the property for continued use. The Hare and Hounds has been subject to such marketing.... The property has been actively marketed since July 2025. This provides an extended marketing period in line with the expectations set out by Calderdale Council and consistent with CAMRA guidance on pub viability testing.”

**In response:**

- Appropriate efforts have not been made. “Appropriate” implies that the pub was left on the market for an adequate period of time to facilitate a reasonable number of viewings and that all potential purchasers within a reasonable time were engaged in the process, and all offers were considered. We believe that this was not the case.
- CAMRA guidelines include asking for ‘clear evidence that the pub has been marketed as a going concern at a reasonable price and for a **significant length of time**’. We don’t believe that 19 days can be considered “significant”, particularly when it was known that there were other potential buyers coming forwards.
- Although not a formal Calderdale rule, our research suggests that authorities commonly expect around (24 months) of continuous marketing evidence in planning cases if the objective is to demonstrate genuinely no viable pub suitor exists — especially for pubs that have closed and where policy resistance to change of use is strong. This mirrors common local authority practice elsewhere that refers to the CAMRA viability test and supports decision-makers in assessing whether “all reasonable efforts” have been made.

**From the CoU application:**

- “Despite national and local advertising, no acceptable offers were received from prospective operators seeking to continue the business as a pub. This lack of operator interest is consistent with the financial analysis which demonstrates that the business cannot viably sustain ongoing operation as a food, drink and accommodation venue in its present location.”
- “A community group from Old Town viewed the property in July 2025 and informed the selling agent that they were not in a position to make an offer on the Hare & Hounds.”

**In response:**

- As previously stated, this statement is evidenceably untrue. At least two offers had been received from prospective operators seeking to continue the business as a pub, and there were at least two more that might have come to fruition had the potential purchasers been able to view the property.
- In our conversations, we have spoken with many experienced professionals, who have confirmed that the business is entirely viable. There is a list of supporting businesses later in this document.
- Considering WACA might well have become involved had we known the pub was going to sell to a purchaser who had no intention of maintaining it as a business, and had we had the time to put together a community bid, this gives evidence of 5 reasonable opportunities, within 4 weeks of the Hare and Hounds going on the market, to “retain the facility”, all of which were rejected by the agent.
- Whilst we understand that this is evidence of the lack of initiative from the agent and not the buyer, we know that the knowledge was there. It was the buyer’s responsibility to make sure there were no alternatives before purchasing the pub with the sole intention of submitting a CoU application. It was his responsibility to do due diligence. Caveat emptor.
- At no point has the purchaser attempted to make contact with WACA. At best he has chosen to take the misleading comments of the agent as fact. The only proactive attempt at communication has come from WACA.

WACA contends that it has not been proven that ... all reasonable efforts have been made to retain the facility, and other alternative community uses and community ownership and designation as an Asset of Community Value have been considered, therefore we request the Change of Use application be refused.

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5: Wellbeing Guidance: Community

15:12 Community facilities, such as public houses, ... all contribute to the vitality and vibrancy of settlements, particularly in rural areas. The continued reduction in the number of local pubs, ... is of particular concern and the Council will seek to ensure the retention of such facilities wherever possible to ensure the continued vibrancy of settlements and wellbeing of residents.

In line with this policy position, it is widely recognised in both planning practice and academic research that public houses provide value far beyond their immediate commercial function. The loss of the only pub in a rural or semi-rural settlement is associated with measurable social harm, including reduced community cohesion and weakened local networks. For this reason, planning authorities are expected to apply a high evidential threshold before permitting the permanent loss of such facilities, ensuring that short-term speculative residential value does not outweigh long-term community function, settlement vibrancy, and resident wellbeing.

Strong evidence for this is provided by the highly respected, peer-reviewed academic paper 'Community Cohesion and Village Pubs in Northern England: An Econometric Study' by Matthew Mount and Ignazio Cabras (Leeds University Business School and Newcastle Business School). The study has been referenced by at least 42 subsequent academic publications, demonstrating that its findings form part of an established and recognised body of evidence regarding the role of pubs in supporting community cohesion, social capital, and rural vitality. [Appendix 9](#)

Relevant findings are as follows:

Implications for Rural Community Development

- The findings highlight the importance of preserving pubs as vital community assets, especially in light of declining rural services.
- **Policymakers are encouraged to support local initiatives, such as community-run pubs, to enhance social cohesion and community resilience.**

Recommendations for Policy Interventions

- The Localism Act empowers local authorities to **protect community assets, including pubs, from closure.**
- Community groups can identify pubs as assets of community value, allowing them to raise funds to purchase and maintain these establishments.

Conclusion on Pubs and Community Cohesion

- The study confirms that pubs play a crucial role in fostering community cohesion in rural areas, regardless of population size or economic context.
- The decline of rural pubs poses a risk to social engagement and community well-being, necessitating proactive measures to sustain these establishments.

The Hare and Hounds Inn is a public house in a hillside, rural village with limited facilities.

As already evidenced in section 1, there is no appropriate alternative facility.

As already evidenced in section 2, and the Social Impact Report ([Appendix 4](#)) there is a social and economic need for this facility.

The vibrancy of the village is severely diminished in its absence and this can be evidenced by a comment from WACA's survey:

“A pub is what keeps a village together. I have lived in Old Town for 37 years. During my first 32 years here, this pub was, to me, the heart of the village. This was where I met my neighbours and I learned the village gossip, where I enjoyed myself of an evening and where I took my friends for lunch at the weekend. My family stayed in rooms there when our house was too full. There was a weekly pub quiz, occasional music nights, there was a lending library and a selection of games. It was child friendly, dog friendly and everyone received a warm welcome - tempered by a good-natured bit of banter from the landlord and the regulars.”

WACA contends this policy guidance does not support Change of Use.

6: Wellbeing Guidance: Environment

15.4 The built and natural environments are major determinants of physical and mental health and wellbeing. The planning system can therefore play an important role in facilitating healthy housing; active travel; a healthy environment; and vibrant neighbourhoods. Health, well-being and safety are major issues on the local and national agenda, and are closely interrelated. Health is about more than access to medical treatment and services. It is about lifestyle, including routine exercise and fitness for all ages and interests. It is also about living in a safe environment, feeling part of the community and being economically secure. The Joint Strategic Needs Assessment approach to addressing health issues includes these wider determinants of health and should be used to inform planning.

Prior to Hare and Hounds being taken over by the previous tenants, the pub was considered a feature destination for inhabitants of, and visitors to, Hebden Bridge. Very many “valley residents” have expressed how they would commonly walk up to the pub via Sandy Gate or the picturesque Nutclough, gaining valuable fresh air and exercise en-route.

WACA would investigate the use of the 0.5 acre of adjoining land to develop Community Growing projects in collaboration with local groups. We are in discussion with the following organisations in order to ascertain the best option(s) to provide the greatest community benefit:

- Greening Wadsworth (an offshoot of Wadsworth Community Association)
- Calderdale Ecological Land Trust (CELT)
- Calderdale Food Network
- Incredible Edible Todmorden
- Incredible Farm
- Slow The Flow tree planting has also been considered but there is no evidence of any deliverable benefit.

More detail appears in [Appendix 10](#)

In summary:

From the CoU application: “The associated acre of land attached to the building could be dedicated to natural flood management and biodiversity, providing significant community benefit.”

In response:

- The only adjoining land identified by WACA at this stage comprises 0.5 acres. There is no evidence within the CoU application of any deliverable flood management benefit, during our research we have been unable to find any justification for this statement so we believe that the community benefit is overstated.
- WACA proposes community growing schemes which would provide significant community benefit.

From the CoU application: “The NPPF (2023) recognises public houses as community facilities whose loss should be carefully considered. Paragraph 93 states that planning decisions should “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.” However, the Framework also emphasises sustainable development, the re-use of land and buildings, and delivering wider community benefits, particularly in relation to climate resilience and flood risk management.”

In response:

The application specifically contradicts the wider aims of the NPPF, particularly around sustainable development and community wellbeing.

- **Community Hubs:** The NPPF emphasises supporting vibrant, thriving communities, with pubs often seen as crucial local facilities, especially in rural settings.
- **Protection & Enhancement:** Recent consultations aim to give "substantial weight" to proposals that provide new or improved pubs and safeguard existing ones from closure, treating them as essential community infrastructure.
- **Economic Growth:** Pubs are considered part of the local economy, and the NPPF encourages supportive policies for business growth, including in rural areas.
- **Flood Risk Management:** The concepts of a pub and Flood risk management are not mutually exclusive. Should this ultimately be seen to be the best use of the adjoining land, a pub could put this in place **as well as** running a viable social space that supported the community and the local economy. A private residence does neither of these.

WACA contends this policy guidance does not support Change of Use.

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## **7: Built Environment Guidance**

**20.13 “A good mix of uses is often important to making a place economically and socially successful, ensuring the community has easy access to facilities such .... pubs .... A mix of uses also allows communities and places to respond to change more readily by allowing a turnover of activities, for example, with the same building or space performing different functions across a day, week or season.**

- This Guideline unequivocally supports the retention of the Hare and Hounds Inn as a public house in order to contribute to the variety of the environment within Old Town.
- WACA proposes maximising this variety by returning much of the focus of the Hare and Hounds Inn to community events (live music, quizzes, charity events etc), as this aspect of the business declined under the most recent tenants and was missed by the majority of loyal customers as evidenced in the survey responses.
- WACA proposes enhancing the environment by making the adjoining land available for Community Right To Grow projects, supported by local community groups.

**WACA contends this policy guidance does not support Change of Use.**

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8: The National and Local Context

It is becoming increasingly apparent that national and local governments are setting a trend in explicitly stating the benefits, to individuals and communities, of assets of community value such as The Hare and Hounds Inn. Only this week, the government announced a package of additional support with business rates for pubs, with Rachel Reeves declaring that "the government's biggest concern right now is around pubs" and recognising that "it's not just a pub, it's a community".

Community Right to Buy

- WACA is aware that the government is introducing new Community Right to Buy legislation as part of its English Devolution and Community Empowerment Bill.
- It is clear that the government has now committed to creating 'a more robust pathway to community asset ownership' and making 'local ownership of pubs, shops and social hubs easier' - the importance of retaining community spaces is impacting increasingly on national and local policy.
- The proposed Community Right to Buy Bill significantly strengthens the opportunities for community groups to purchase assets of community value and so, to support the Change of Use of the Hare and Hounds Inn from a pub to a single residence would fly in the face of all the current research and pending legislation.

From locality website <https://locality.org.uk/what-is-community-right-to-buy>

National Media

Many examples of this are cropping up on national media.

- You and Yours, BBC Radio 4 Tuesday 27/1/26
- BBC Radio 4 Thought for the Day Sunday 25/1/26

WACA contends this policy guidance does not support Change of Use.

9: WACA as a credible business owner

As registered Community Benefit Society 9476, regulated by the FCA, WACA has the potential to raise funds and to manage a community purchase of a property such as the Hare and Hounds Inn.

- There are many good, local, recent examples of similar successful community purchases. For example, Fox and Goose Community Pub, Midgeley shop, Heptonstall Shop and Post Office, Calder Valley Community Land Trust etc etc
- We have WACA directors who have first-hand experience of many similar projects, and we therefore see WACA as a viable and credible option if and when we were in a position to purchase the Hare and Hounds Inn on behalf of the community.
- We have the support of Wadsworth Parish Council.
- We have a growing list of local experts and successful, experienced bar managers and owners who have all enthusiastically offered us their support. Please see the list at the end of this document.
- We are a member of Plunkett UK, and Coops UK, and both organisations provide substantial support and guidance for this type of project.
- WACA has been supported in this research by the local CAMRA (Campaign for Real Ale) branch, who have also made a comment objecting to this Change of Use.

Potential funding sources include:

- Community Share Offer - <https://www.uk.coop/support-your-co-operative/community-shares>
- Locality Grants – <https://locality.org.uk/resources/beginners-guide-finding-funding>

- Architectural Heritage Funds (for pubs in buildings of historical value) – www.ahfund.org.uk
- Big Lottery Fund – <https://www.tnlcommunityfund.org.uk/>
- Co-operative and Community Finance <https://coopfinance.coop>
- Esmée Fairbairn Foundation - <https://esmeefairbairn.org.uk/>
- Co-operative loans – www.co-operativebank.co.uk/loans
- Local Investment Fund (varies by local area)
- Charity Bank – <https://charitybank.org>
- Triodos Bank loan - <https://www.triodos.com/en>

Community Support

WACA would like to express their gratitude to the following individuals and organisations in the preparation of this document, and look forward to their ongoing support:

- | | |
|-----------------------------------|--|
| • Wadsworth Parish Council | • Calderdale Food Network |
| • Councillor Israr Ahmed | • CAMRA |
| • Wadsworth Community Association | • The Fox and Goose, Hebden Bridge |
| • CELT | • Liz Paton at DRINK, Hebden Bridge |
| • Greening Wadsworth | • John Walsh at Holywell Community Pub |

WACA requests that the Council recognises WACA's capacity as a credible alternative.

In overall summary:

From the CoU application: "Residential conversion represents the most sustainable and policy-compliant re-use."

In response:

WACA strongly challenges this.

- There is **no evidence** within the Change of Use application to attest this claim.
- Every single element of the research we have cited, and all of the evidence we have provided give **irrefutable evidence to the contrary**:

Retention of the Hare and Hounds Inn as a public house clearly represents the most sustainable and policy-compliant use.

WACA therefore requests that the Change of Use application for the Hare and Hounds Inn be refused.

Supporting Documents List

Appendices

1. Nimble Planning and Development Consultant Report as Commissioned by WACA. January 2026
 2. Mount Skip Appeal Decision Letter 2000
 3. WACA redacted Survey responses. December 2025
 4. WACA Social Impact Report on the loss of the Hare and Hounds Inn. January 2026
 5. WACA Event Register for the Hare and Hounds Inn 1999 - 2025. January 2026
 6. Little Nook Caravan Park Reviews referencing the Hare and Hounds Inn. January 2026
 7. Report from Liz@DRINK on the impact of Facebook marketing. January 2026
 8. WACA Location Evidence in rebuttal of COU 01249. January 2026
 9. Community Cohesion Research, Mount and Cabras 2015
 10. WACA Landuse Evidence. January 2026
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