

# WACA Objection to Proposed Change of Use, Hare & Hounds Inn

Ref 25/01249/COU

Submitted 1/2/2026

## The Local Trading Environment

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 evidencable, 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.

For the avoidance of doubt 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 below are purely used to rebut statements in HARE\_HOUNDS\_VIABILITY-1886966.

Re. Comparative Trading Advantages: Robin Hood (Pecket Well) vs Famous Hare & Hounds (Wadsworth):

### Location & Road Access



| Factor                 | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth  | Comparative Advantage  |
|------------------------|--|--|--|
| Location & Road Access | Located directly on the A6033 (main road Hebden Bridge-Oxenhope-Keighley). Benefits from steady passing traffic, tourist flow, and commuter use. | Situated in Old Town up steep, narrow lanes. Relies on destination visits; limited spontaneous custom. | Robin Hood – stronger visibility and trade from through-traffic. |

The Hare and Hounds is very well situated for walkers to visit from Hebden Bridge, via the picturesque Nutclough, or the relatively picturesque Sandy Gate road, as well as multiple longer scenic routes. It also provides easier ongoing access for walkers to the Calder Way.

Although a good walk away, The Hare and Hounds' relatively closer proximity to Hebden Bridge vs the Robin Hood provides a significant advantage for pedestrian traffic.

The Hare and Hounds is set directly on a frequent bus route:

- Monday to Friday daytime:
  - Route 595 Outbound (Hebden Bridge → Crimsworth): Hourly at approximately :32 past the hour (07:32, 08:32, 09:32... 18:32) = 12 buses
  - Route 595 Inbound (Crimsworth → Hebden Bridge): Hourly at approximately :50 past the hour (07:50, 08:50, 09:50... 17:50) = 12 buses
  - Combined frequency: Every 30 minutes approximately (alternating between outbound at :32 and inbound at :50)
  - Total: 24x daytime buses per day through Old Town
- Monday to Friday evening:
  - Route 594: 4 additional buses (19:56, 20:56, 21:56, 22:56) - outbound only
- Saturday daytime:
  - Route 595 Outbound (Hebden Bridge → Crimsworth): Outbound: Hourly from 08:32 to 17:32 = 10 buses
  - Route 595 Inbound (Crimsworth → Hebden Bridge): Hourly from 08:50 to 17:50 = 10 buses
  - Combined frequency: Every 30 minutes approximately
  - Total: 20 buses per day through Old Town
- Saturday evening:
  - 4 additional buses (19:56, 20:56, 21:56, 22:56) - outbound only
- Sunday daytime:
  - Route 595 Outbound: Hourly from 09:32 to 17:32 = 9 buses
  - Route 595 Inbound: Hourly from 09:50 to 17:50 = 9 buses

|  | <ul style="list-style-type: none"><li>○ Combined frequency: Every 30 minutes approximately</li><li>○ Total: 18 daytime buses per day through Old Town</li><li>● Sunday evening:<ul style="list-style-type: none"><li>○ Route 594: 3 additional buses (19:00, 20:30, 22:00) - outbound only</li></ul></li></ul> |   |  |                       |                         |  |   |  |  |
|--|--|---|--|-----------------------|-------------------------|--|---|--|--|
| <h3>Parking &amp; Accessibility</h3> <table><tr><th>Factor</th><th>Robin Hood, Peckett Well</th><th>Famous Hare &amp; Hounds, Wadsworth</th><th>Comparative Advantage</th></tr><tr><td>Parking &amp; Accessibility</td><td>Large, level on-site car park suitable for families, groups, walkers, and older clientele. Easy access year-round.</td><td>10 spaces then, awkward parking on gradients. Access is more difficult in poor weather.</td><td>Robin Hood – significant ease of access.</td></tr></table> | Factor   | Robin Hood, Peckett Well  | Famous Hare & Hounds, Wadsworth                              | Comparative Advantage | Parking & Accessibility | Large, level on-site car park suitable for families, groups, walkers, and older clientele. Easy access year-round. | 10 spaces then, awkward parking on gradients. Access is more difficult in poor weather. | Robin Hood – significant ease of access.                     | <p>Apart from the car park itself, extensive parking is available outside the Hare and Hounds car park, both on Lane Ends (minor gradient only!) and on Billy Lane running all the way up to Little Nook.</p>  |
| Factor   | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth   | Comparative Advantage  |                       |                         |  |   |  |  |
| Parking & Accessibility  | Large, level on-site car park suitable for families, groups, walkers, and older clientele. Easy access year-round.   | 10 spaces then, awkward parking on gradients. Access is more difficult in poor weather. | Robin Hood – significant ease of access.                     |                       |                         |  |   |  |  |
| <h3>Catchment &amp; Visibility</h3> <table><tr><th>Factor</th><th>Robin Hood, Peckett Well</th><th>Famous Hare &amp; Hounds, Wadsworth</th><th>Comparative Advantage</th></tr><tr><td>Catchment &amp; Visibility</td><td>Prominent roadside signage, visible to drivers, cyclists, and walkers. Easy for new visitors to find.</td><td>Relatively hidden on a hilltop; requires prior knowledge or targeted navigation.</td><td>Robin Hood – higher visibility for tourist and casual trade.</td></tr></table>   | Factor   | Robin Hood, Peckett Well  | Famous Hare & Hounds, Wadsworth                              | Comparative Advantage | Catchment & Visibility  | Prominent roadside signage, visible to drivers, cyclists, and walkers. Easy for new visitors to find.              | Relatively hidden on a hilltop; requires prior knowledge or targeted navigation.        | Robin Hood – higher visibility for tourist and casual trade. | <p>The Hare and Hounds is very well signposted from Hebden Bridge and indeed from Peckett Well, at the turning into Old Town just below the Robin Hood. This is evidenced in screenshots and photos further below .</p> <p>WACA are currently (so far unsuccessfully) attempting to locate the prominent roadside signage for the Robin Hood, other than the sign on the building..</p> <p>The following compilation of road signs may not be exhaustive:</p> <div></div> <p>#1 - Peckett Well - corner of Keighley Road and Ackroyd Lane northbound (heading from Hebden Bridge towards Oxenhope, ~140 yards before the Robin Hood). From Google Maps.</p> <div></div> |
| Factor   | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth   | Comparative Advantage  |                       |                         |  |   |  |  |
| Catchment & Visibility   | Prominent roadside signage, visible to drivers, cyclists, and walkers. Easy for new visitors to find.  | Relatively hidden on a hilltop; requires prior knowledge or targeted navigation.        | Robin Hood – higher visibility for tourist and casual trade. |                       |                         |  |   |  |  |

#1 - Pecket Well - corner of Keighley Road and Ackroyd Lane southbound (heading to Hebden Bridge from Oxenhope). From Google Maps.




#2 - Bottom of Birchcliffe Road, view from Commercial Street (southbound) / Lees Yard / Hebden Bridge Market. From Google Maps.



#3 - Corner of A646 (Burnley Road) and Commercial Street. From Google Maps.



#4 - Lane Ends Lane, Old Town

|   |  |   |   |
|---|--|---|---|
|   |                             |   |   |
|   | #5 - Billy Lane (opposite Walker Lane exit), Old Town  |   |   |
| <b>Outdoor Space &amp; Setting</b>  |  |   |   |
| Factor  | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth                         | Comparative Advantage                                     |
| Outdoor Space & Setting   | Outdoor seating with panoramic Calder Valley views. Space for groups and events, well served by car parking. | Attractive views but constrained by hillside geography. | Robin Hood – greater external amenity and event capacity. |
| <p>Hare and Hounds is famous for its iconic scenic views, from the pub itself as well as the generous outdoor terrace and back yard, overlooking heather moorland and some of the most spectacular views in Yorkshire, including Heptonstall and Stoodley Pike.</p> <p>Reference example:<br/><a href="https://www.yorkshirepost.co.uk/lifestyle/food-and-drink/hare-and-hounds-hebden-bridge-there-cant-be-too-many-boozers-with-better-views-than-this-5146883">https://www.yorkshirepost.co.uk/lifestyle/food-and-drink/hare-and-hounds-hebden-bridge-there-cant-be-too-many-boozers-with-better-views-than-this-5146883</a></p> <p>Apart from the car park itself, significant parking is available outside the Hare and Hounds car park, both on Lane Ends (minor gradient only!) and on Billy Lane.</p> |  |   |   |
| <b>Tourism &amp; Branding</b>   |  |   |   |
| Factor  | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth                         | Comparative Advantage                                     |
| Trading Resilience  | Benefits from a diversified customer base: commuters, tourists, walkers, families.                           | Dependent largely on local/destination clientele.       | Robin Hood – broader and more sustainable customer mix.   |
| <p>Hare and Hounds is well known and well signposted, and was commonly the target destination for hikers including tourists and casual hikers.</p> <p>The document acknowledges the quantity of Hare and Hounds social media marketing (though the quality of social media marketing is up for debate).</p> <p>Hare and Hounds was the 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 (after Taylor's had closed the pub).</p>  |  |   |   |
| <b>Trading Resilience</b>   |  |   |   |
| Factor  | Robin Hood, Peckett Well   | Famous Hare & Hounds, Wadsworth                         | Comparative Advantage                                     |
| Trading Resilience  | Benefits from a diversified customer base: commuters, tourists, walkers, families.                           | Dependent largely on local/destination clientele.       | Robin Hood – broader and more sustainable customer mix.   |
| <p>Hare and Hounds also benefits from a diversified customer base (including but not limited to commuters, tourists, walkers, families).</p> <p>Hare and Hounds is well known and well signposted, and was commonly the target destination for hikers including tourists and casual hikers.</p>   |  |   |   |