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Dear Overton Community and interested parties,

Re: Residential Conversion of the White Horse Inn – Overton High Street

I hope this letter finds you well.

I am writing on behalf of Joules Brewery regarding the future of the White Horse Inn, Overton High Street. We appreciate the ongoing discussions and interest that the community has shown in this important building, which holds significant historical and cultural value within the Overton Conservation Area.

As you may know, Joules Brewery has owned the White Horse Inn since 2008. Unfortunately, despite their sustained and focused efforts over the years to make the pub a viable business, they have faced significant challenges in securing long-term tenants and generating sufficient commercial success. Over the period from 2009 to 2024, the pub has struggled, with many franchisees reporting losses, and, in 2020, Joules concluded that the pub was not commercially viable in its current form.

Joules has demonstrated a long-term commitment to finding a solution for the building, including offering the pub on flexible terms in an effort to generate interest from potential buyers and operators. However, despite these efforts, the marketing campaigns have received little interest, and a viable long-term solution has not been forthcoming.

In 2023, members of your community group visited the site and engaged in discussions with Joules regarding the potential for a community-led initiative. Joules made two options available to the group: a community not-for-profit venture or a community company with a local share placement. Despite this offer remaining on the table, we understand that the group has not yet made a decision.

Given the ongoing challenges and the need to secure the future of the White Horse Inn, Joules Brewery has taken the decision to submit a planning application for the residential conversion of the pub into six apartments. The community group were made aware of this intention during discussions. Joules is committed to preserving the heritage and integrity of the building and will work closely with the statutory Conservation Officer to ensure that any development meets all heritage and planning requirements. Following a pre-planning application submitted to seek the Council's views on the proposed residential conversion, the Head of Service, Planning Development Management at Wrexham Council confirmed that the principle of the development is acceptable and that the information provided demonstrates compliance with Policy R7.

In the meantime, we would like to reiterate that the offer from Joules Brewery for the community-led initiative remains on the table. Should the community group decide to move forward with one of the proposed options (the not-for-profit venture or the community company), Joules remains open to discussions and the group would benefit from having the option of conversion to apartments. Due to the building's current condition and its ongoing

operational challenges, Joules has submitted an application to convert the pub to safeguard the building's future and prevent its continued deterioration.

Our intention is to ensure that the White Horse Inn continues to be a viable and valued asset in the community.

Thank you for your time and consideration.

Yours sincerely,

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