

Notice of Meeting



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Pharmaceutical Needs Assessment Sub-Committee

Friday 14 November 2025 at 4.30 pm
in King Charles Room, Shaw House,
Church Road, Newbury, RG14 2DR

Date of despatch of Agenda: Thursday 6 November 2025

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Gordon Oliver on (01635) 519486
e-mail: gordon.oliver1@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk.



WestBerkshire
C O U N C I L

Agenda - Pharmaceutical Needs Assessment Sub-Committee to be held on Friday 14 November 2025 (continued)

To: Councillor Nigel Foot (Executive Portfolio Holder: Culture, Leisure, Sport and Countryside), Dr Ben Riley (NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board), Dr Matt Pearce (Director of Public Health for Reading and West Berkshire) and Steven Bow (Consultant in Public Health)

Agenda

Part I

		Page No.
1	Apologies To receive apologies for inability to attend the meeting (if any).	1 - 2
2	Minutes To approve as a correct record the Minutes of the meeting of the Sub-Committee held on 17 April 2024.	3 - 4
3	Declarations of Interest To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' Code of Conduct .	5 - 6
4	New Pharmacy Application - Halls Road, Tilehurst Purpose: This report provides details of a routine pharmacy application to meet an identified current need at 201-209 Halls Road, Reading, RG30 4PT, by Hetherby Ltd. The Health and Wellbeing Board is a statutory consultee on all such applications.	7 - 34

Sarah Clarke

Sarah Clarke
Executive Director: Resources

If you require this information in a different format or translation, please contact Gordon Oliver on telephone (01635) 519486.



PNA Sub-Committee – 14 November 2025

Item 1 – Apologies

Verbal Item

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DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

PHARMACEUTICAL NEEDS ASSESSMENT SUB-COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 17 APRIL 2024

Present: Councillor Alan Macro (Chairman), Zoe Campbell (Substitute) (In place of April Peberdy) and Charlotte Pavitt (Substitute) (In place of Prof John Ashton)

Apologies for inability to attend the meeting: John Ashton and April Peberdy

Absent: Sarah Webster

PART I

7 Minutes

The Minutes of the meeting held on 23 January 2024 were approved as a true and correct record of the meeting and signed by the Chairman.

8 Declarations of Interest

No declarations of interest were received.

9 Unforeseen Benefits Applications - Gaywood Drive Shops and Kingsland Centre, Thatcham

Charlotte Pavitt (Interim Consultant in Public Health) presented the report on the Unforeseen Benefits Applications for Gaywood Drive Shops, Newbury and the Kingsland Centre, Thatcham (Agenda Item 4).

During the debate, the following points were raised:

- Support was expressed for the Gaywood Drive application, as four pharmacies had closed in the Newbury/Thatcham area in the last two years.
- The Sub-Committee welcomed the fact that another pharmacy was looking to set up in the area, particularly with the enhanced services that they were proposing to offer, including smoking cessation, hyper-tension case-finding and substance misuse support.
- It was noted that Gaywood Drive was close to Newbury Community Hospital, and a pharmacy in this location would be convenient for patients attending the minor injuries unit, who may require prescriptions to be fulfilled.
- Also, it was highlighted that this pharmacy would be close to major new housing developments that were being built in Shaw. Similarly, residents of new houses being built on Lower Way might find it easier to get to Clay Hill than Thatcham Town Centre.
- With a number of the large pharmacy chains having announced multiple closures nationally, it was considered that the opening of two new, independent pharmacies would help to build resilience for pharmacy provision across West Berkshire.
- The proposed pharmacy at the Kingsland Centre was felt to be positive for residents, particularly given that it would be open on Sundays.

PHARMACEUTICAL NEEDS ASSESSMENT SUB-COMMITTEE - 17 APRIL 2024 - MINUTES

- When the Kingsland Centre application had been discussed previously by the Sub-Committee, it had been highlighted that there were several sheltered housing developments within walking distance of the proposed location.
- Also, it was noted that the Local Plan Review was proposing to put 1,500 homes to the north-east of Thatcham.

RESOLVED that a written representation in support of the unforeseen benefits applications at both Gaywood Drive and the Kingsland Centre be submitted to Primary Care Support England, and to delegate the final wording to the Director of Public Health in consultation with the Chairman of the Pharmaceutical Needs Assessment Sub-Committee.

(The meeting commenced at 9.30 am and closed at 9.53 am)

CHAIRMAN

Date of Signature

PNA Sub-Committee – 14 November 2025

Item 3 – Declarations of Interest

Verbal Item

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New Pharmacy Application – Halls Road, Tilehurst

Report being considered by: Pharmaceutical Needs Assessment Sub-Committee

On: 14 November 2025

Report Author: Steven Bow (Consultant in Public Health)
Gordon Oliver (Principal Policy Officer)

Report Sponsor: Dr Matt Pearce (Director of Public Health)

Item for: Decision



1. Purpose of the Report

This report provides details of a routine pharmacy application to meet an identified current need at 201-209 Halls Road, Reading, RG30 4PT, by Hetherby Ltd. The Health and Wellbeing Board is a statutory consultee on all such applications.

2. Recommendation(s)

The Pharmaceutical Needs Assessment Sub-Committee is asked to agree:

- (a) That representation be submitted to Primary Care Support England (PCSE) on behalf of the West Berkshire Health and Wellbeing Board, reiterating the view that this application be considered alongside the existing application at 72a Royal Avenue, Calcot, RG31 4UT, since both are seeking to address the same gap in provision of pharmaceutical services in the Calcot area;
- (b) That the representation should indicate that, of the two applications, Royal Avenue would be preferred, since it would better meet the needs of local residents and respond to the gap in the provision of pharmaceutical services identified in the Pharmaceutical Needs Assessment; and
- (c) To delegate final approval of the wording of the response to the Director of Public Health in consultation with the Chairman in accordance with the decision of the Sub-Committee.

3. Implications

Implication	Commentary
Financial:	There are no financial implications associated with this report.
Human Resource:	There are no HR implications associated with this report.
Legal:	The Health and Wellbeing Board is a statutory consultee for all pharmacy applications in West Berkshire. However, there is no obligation on it to make representations.
Risk Management:	N/A

Property:	N/A			
Policy:	The proposal supports the commitment in the Government's 10 Year Plan to increase the role of community pharmacy as part of the new Neighbourhood Health Service.			
	Positive	Neutral	Negative	Commentary
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		N/A
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		N/A
Environmental Impact:		X		N/A
Health Impact:		X		N/A
ICT Impact:		X		N/A
Digital Services Impact:		X		N/A
Council Strategy Priorities:		X		N/A
Core Business:		X		N/A
Data Impact:		X		N/A
Consultation and Engagement:	<p>The following have been consulted in preparing the report:</p> <ul style="list-style-type: none"> • WBC local ward members • Community Pharmacy Thames Valley • Healthwatch West Berkshire • Public Health 			

- | | |
|--|---|
| | <ul style="list-style-type: none">• Legal• Corporate Board |
|--|---|

4. Executive Summary

- 4.1 The Health and Wellbeing Board (HWB) has a duty to keep its Pharmaceutical Needs Assessment (PNA) under review in the light of any notifications of changes in provision of pharmaceutical services within the district.
- 4.2 The Health and Wellbeing Board is also a statutory consultee on any application for a new pharmacy within West Berkshire that offers benefits that were unforeseen when the PNA was prepared.
- 4.3 A notification was received on 13 October 2025, advising of an application for a new pharmacy at 201 – 209 Halls Road, Reading, RG30 4PT by Hetherby Ltd., which is intended to meet a current need identified in the Pharmaceutical Needs Assessment. As a statutory consultee, the Health and Wellbeing Board has 45 days in which to make a response.
- 4.4 The implications of this application have been assessed in accordance with national guidance and legislative requirements.

5. Supporting Information

Background

- 5.1 The Health and Social Care Act 2012 established health and wellbeing boards and made them responsible for developing and updating PNAs from 1 April 2013. The NHS Act 2006, amended by the Health and Social Care Act 2012, sets out the requirement for health and wellbeing boards to develop and update PNAs. The NHS (Pharmaceutical Services and Local Pharmaceutical Services) Regulations 2013, as amended, set out the minimum information that must be contained within a PNA and outline the process that must be followed in its development.
- 5.2 PNAs are used and referred to by those wishing to open a new pharmacy or dispensing appliance contractor premises. They are also used by Integrated Care Boards to determine applications, and NHS Resolution refers to them when applications go to appeal. The current PNA for West Berkshire was adopted in September 2025 – it identifies a significant gap in the provision of pharmaceutical services in the Calcot area.

Application for New Pharmacy at Halls Road

- 5.3 A notification was received on 13 October 2025 from PCSE (which administers applications on behalf of the NHS), advising of an application to meet a current identified need for a new pharmacy at 201 – 209 Halls Road, Reading, RG30 4PT by Hetherby Ltd. Copies of the notification and the application pack is provided in Appendix A.

5.4 The proposed opening hours for the new pharmacy are set out below:

	Core Opening Hours	Total Opening Hours
Monday	09:00 - 18:15	09:00 - 18:15
Tuesday	09:00 - 18:15	09:00 - 18:15
Wednesday	09:00 - 18:15	09:00 - 18:15
Thursday	09:00 - 18:15	09:00 - 18:15
Friday	09:00 - 18:15	09:00 - 18:15
Saturday	09:00 – 13:00	09:00 – 13:00
Sunday	Closed	Closed
Total	50.25 hours	50.25 hours

5.5 In addition to the Essential Services provided by all pharmaceutical contractors, the application indicates that the new pharmacy would provide the following Advanced and Enhanced Services:

- Smoking cessation
- Pharmacy First
- Flu vaccination
- Pharmacy contraception service
- Hypertension
- New medicine service (NMS)
- Sexual health service
- Palliative care
- Pharmacy needle and syringe programme
- NNS depression pilot
- Take home Naloxone
- Minor ailments service
- Supervised consumption
- Emergency hormonal contraception

5.6 Premises are required to be accredited for the provision of these services, but given that the applicant has yet to acquire premises, this is not possible at this stage.

5.7 As a statutory consultee, the HWB is invited to submit comments on new pharmacy applications within 45 days of the notification date (i.e., by 27 November 2025), however, there is no requirement to do so.

Analysis

5.8 When a routine application to meet an identified current need, NHS England/the relevant Integrated Care Board (ICB) must determine:

- (a) whether granting it, or granting it in respect of some only of the services specified in it, would meet a current need for pharmaceutical services, or pharmaceutical services of a specified type, in the area of the relevant HWB; and
- (b) the current need has been included in the relevant pharmaceutical needs assessment.

5.9 Also, NHS England/the relevant ICB must have regard to the following matters:

- (a) whether it is satisfied that it would be desirable to consider, at the same time, applications from other persons offering to meet the current need that the applicant is offering to meet;
- (b) whether it is satisfied that another application offering to meet the current need has been submitted to it, and it would be desirable to consider, at the same time as the applicant's application, that other application;
- (c) whether it is satisfied that an appeal relating to another application offering to meet the current need is pending, and it would be desirable to await the outcome of that appeal before considering the applicant's application;
- (d) whether it is satisfied that, since the publication of the relevant pharmaceutical needs assessment, there have been changes to the needs for pharmaceutical services in the area of the relevant HWB that are such that refusing the application is essential in order to prevent significant detriment to the provision of pharmaceutical services in that area;
- (e) whether it is satisfied that—
 - (i) granting the application would only meet the current need in part, and
 - (ii) if the application were granted, it would be unlikely, in the reasonably foreseeable future, that the remainder of that need would be met;
- (f) whether—
 - (i) it is satisfied that granting the application would only meet the current need mentioned in paragraph (in part, but
 - (ii) it considers that, if the application were granted, it would not be unlikely, in the reasonably foreseeable future, that the remainder of that need would be met;

- (g) whether it is satisfied that—
 - (i) the current need was for services other than essential services, and
 - (ii) granting the application would result in an increase in the availability of essential services in the area of the relevant HWB;
- (h) whether it is satisfied that, since the publication of the relevant pharmaceutical needs assessment, the current need has been met by another person who is providing, or is due to be met by another person who has undertaken to provide, either in the area of the relevant HWB or in the area of another HWB, NHS services;
- (i) whether the application needs to be deferred or refused by virtue of any provision of Parts 5 to 7.

5.10 The Pharmaceutical Needs Assessment 2025-2028 identifies a significant gap in provision of essential pharmacy services affecting the Calcot area. This application has been submitted under Regulation 13 as a routine application to meet this identified need.

5.11 This identifies a residential area that includes Calcot, Calcot Row, parts of Little Heath, and parts of Fords Farm, which although considered urban, are not currently within a mile (or a 20 minute walk) of a pharmacy.

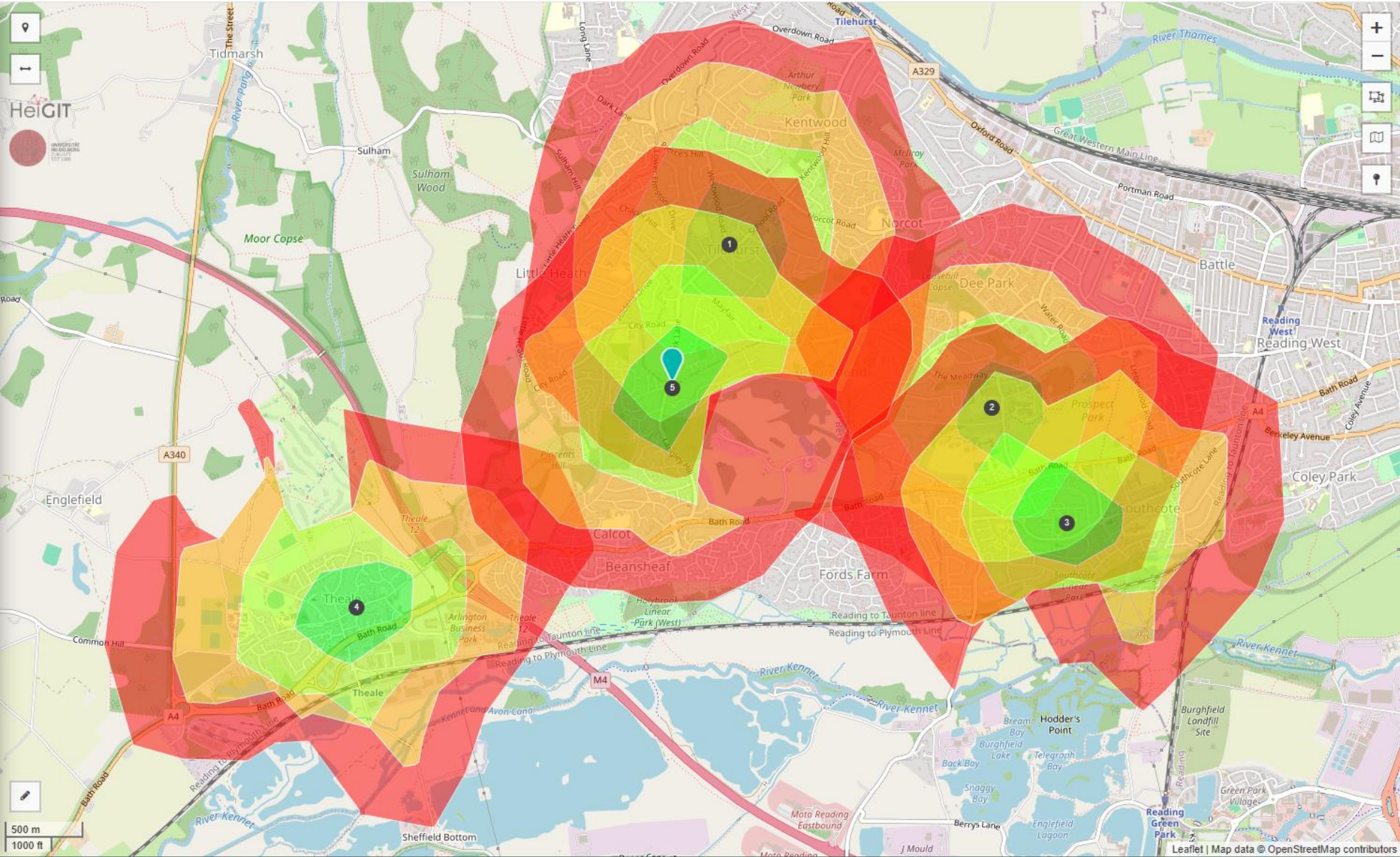
5.12 The application has identified the parade of retail premises at the western end of Halls Road (nos. 201-209) as the preferred site for the new pharmacy, but the applicant is yet to secure premises. This site is adjacent to the West Berkshire/Reading boundary. The nearest pharmacies are:

- Triangle Pharmacy in Reading
- Medway and Asda Pharmacies in Reading
- Southcote Pharmacy in Reading
- Kamson's Pharmacy in Theale

5.13 Figure 5.1 shows 5, 10, 15 and 20 minutes walking isochrones (20 minutes is equivalent to 1 mile) from each of the above pharmacies and from the proposed pharmacy. It can be seen that the identified gap would be partly addressed by the new pharmacy, but a small gap would remain in the Fords Farm estate and small parts of the Beansheaf estate (see Figure 5.1).

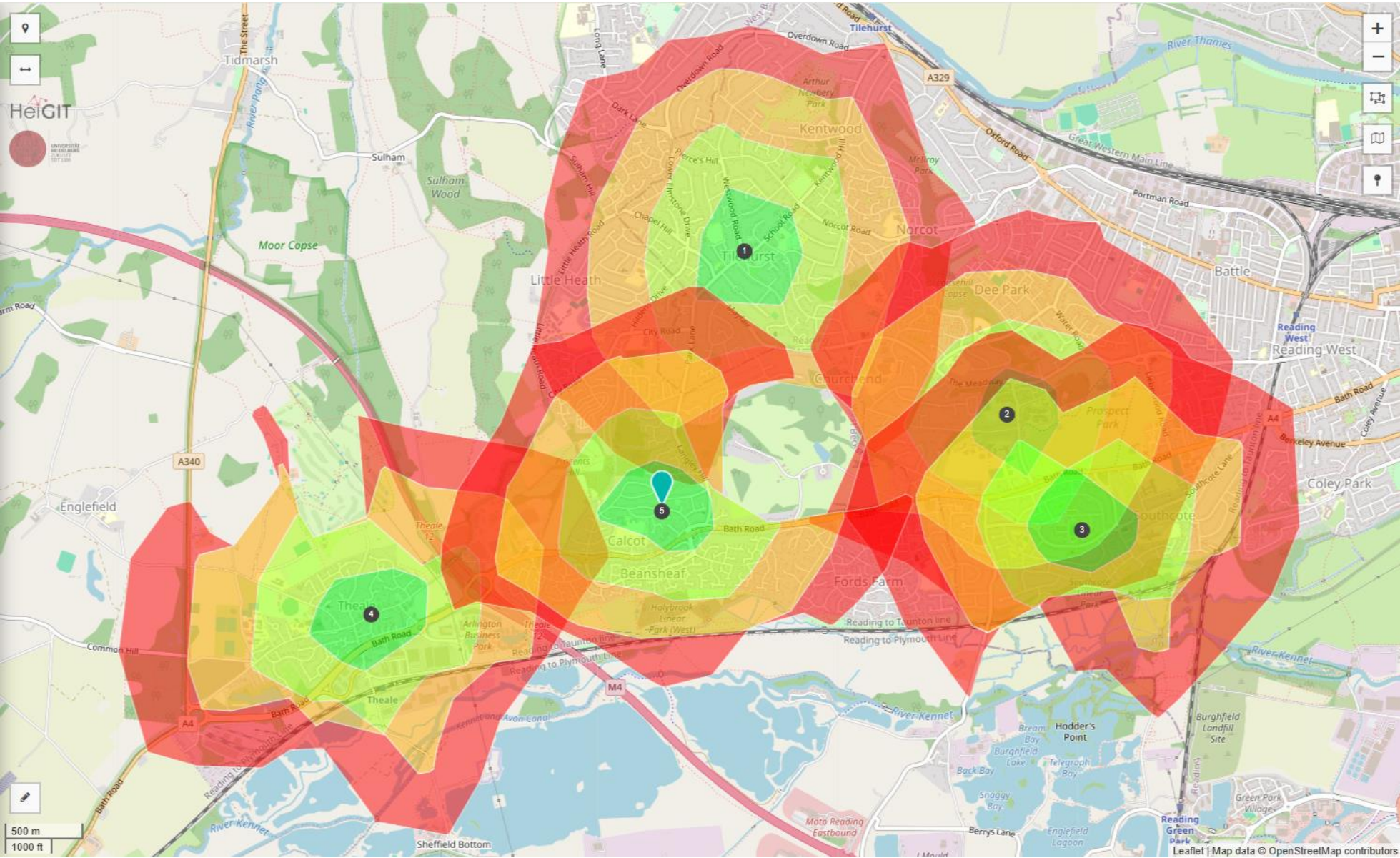
5.14 The proposed site is at the top of Langley Hill, which has a steep gradient and represents a significant barrier to walking journeys. However, the site is on a bus route, with the nearest bus stops less than 100m to the north of the site. These are served by the 15 Sky Blue route, which has a 20 minute frequency on weekdays. The site also has a limited amount of off-street parking, which is shared with the other commercial units.

Figure 5.1 – 20 minute walking isochrones from local pharmacies and from the proposed Halls Road site



Key: 1 = Triangle Pharmacy, 2 = Asda /Medway Pharmacies, 3 = Southcote Pharmacy, 4 = Kamson Pharmacy, 5 = Proposed new pharmacy at Halls Road

Figure 5.1 – 20 minute walking isochrones from local pharmacies and from the proposed Royal Avenue site



Key: 1 = Triangle Pharmacy, 2 = Asda /Medway Pharmacies, 3 = Southcote Pharmacy, 4 = Kamson Pharmacy, 5 = Proposed new pharmacy at Royal Avenue

Alternative Application

- 5.15 It should be noted that an alternative application was received recently for a site at 72a Royal Avenue, Calcot, Reading, RG31 4UT. This application was previously reviewed by the West Berkshire Health and Wellbeing Board, and it was agreed that representation should be made to Primary Care Support England in support of the application, which was considered to address the gap in provision of essential pharmaceutical services identified in the PNA.
- 5.16 It can be seen from Figure 5.2 that the Royal Avenue site would better address the gap in the provision of pharmaceutical services identified in the Calcot area. The site would also address concerns about the potential barrier to local walking journeys posed by Langley Hill. However, in its response to PCSE, the Board highlighted concerns about the potential impact of the proposed pharmacy on parking in Royal Avenue and on the school street scheme that applies to the central section of Royal Avenue, Curtis Road and Gatcombe Close, which prohibits motor vehicles other than permit holders between 8:15am-9:15am and 2:30pm-3:30pm.
- 5.17 The Royal Avenue application was submitted prior to publication of the current PNA, so it was deemed to be an ‘unforeseen benefits application’. However, because the new PNA was published before the application was determined, PCSE indicated that the application would be assessed against the new version unless the Health and Wellbeing Board considered that the only way to determine the application justly was with regard to the earlier PNA. A response was sent to PCSE on 15 October confirming that the Board was content for the application to be considered with regard to the current PNA, but suggesting that it be considered in parallel with the Halls Road application.

Local Ward Councillors’ Views

- 5.18 The local ward councillors were consulted on the Halls Road application and Royal Avenue applications. Key points from their responses are summarised below:
- The Halls Road site is located in Tilehurst rather than Calcot as the application suggests.
 - There are already several other pharmacies in Tilehurst a short distance from the Halls Road site.
 - The Halls Road site is at the top of Langley Hill and therefore would not be convenient for residents of Calcot and Fords Farm.
 - There is limited parking at the Halls Road site, which is shared with three other businesses, and visibility from the car park exit is restricted by a large tree.
 - Although it was recognised that there were parking issues at the Royal Avenue site, particularly around the start and end of the school day, on balance, it was felt that this was the preferred option and would better serve the needs of local residents.

6. Proposal(s)

Having undertaken appropriate analysis and consultation, it is proposed:

- (a) That representation be submitted to PCSE on behalf of the Health and Wellbeing Board, reiterating the view that the application at 201-209 Halls Road be considered alongside the application at 72a Royal Avenue, since both are seeking to address the same gap in provision of pharmaceutical services in the Calcot area.
- (b) That the representation should indicate that, of the two applications, the Royal Avenue option would be preferred, since it would better meet the needs of local residents, and respond to the gap in the provision of pharmaceutical services identified in the PNA.
- (c) To delegate final approval of the wording of the response to the Director of Public Health in consultation with the Chairman in accordance with the decision of the Sub-Committee.

7. Options Considered

The options available to the Health and Wellbeing Board are:

- (a) to make representations in support of the application;
- (b) to make representations opposing the application;
- (c) to not make any representations in relation to the applications.

8. Conclusion(s)

The changes in pharmaceutical services have been assessed in accordance with national guidance and relevant legislation.

9. Appendices

Appendix A – Application for 201 - 209 Halls Road Reading, RG30 4PT.

Background Papers:

[West Berkshire Pharmaceutical Needs Assessment 2025-2028](#)

[Pharmaceutical needs assessments: information pack for local authority health and wellbeing boards - GOV.UK](#)

Joint Health and Wellbeing Strategy Priorities Supported:

The proposals will support the following priorities:

- ☒ Reduce the differences in health between different groups of people
- ☒ Support individuals at high risk of bad health outcomes to live healthy lives
- ☒ Help families and young children in early years
- ☐ Promote good mental health and wellbeing for all children and young people
- ☐ Promote good mental health and wellbeing for all adults

The proposals contained in this report will support the above Health and Wellbeing Strategy priorities by ensuring that there are sufficient pharmaceutical services in the District to meet the needs of the local population.

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Our Ref: CAS-374394-J2L4G9
(To be quoted on all correspondence)

Primary Care Support England

PCSE Enquiries, P O Box 350
Darlington DL1 9QN
Email PCSE.marketentry@nhs.net
Phone 0333 014 2884

**Sent by email to those on the list of
interested parties who have not yet
submitted representations**

13th October 2025

**Re: Application offering to meet an identified current need at 201 – 209
Halles Road (Odd numbers and letters only) Calcot, Reading, RG30 4PT
by Hetherby Ltd.**

We have received the above application, a copy of which is enclosed and Buckinghamshire, Oxfordshire and Berkshire West ICB has completed its preliminary checks. We are now notifying interested parties of the application.

If you wish to make written representations on this application they should be sent to me at the above address within 45 days of the date of this letter i.e. by **27th November 2025**. You should note that any comments submitted will be shared with other interested parties and the applicant, and may be shared under the Freedom of Information Act as requested.

Buckinghamshire, Oxfordshire and Berkshire West ICB will consider all representations that are received and will arrange an oral hearing to determine the application if it identifies a matter on which it wishes to hear further evidence.

The location for the proposed pharmacy is within a controlled locality and consequently the application must also be considered in accordance with Part 7 of the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013. In this regard Buckinghamshire, Oxfordshire and Berkshire West ICB must first consider whether the location of the proposed pharmacy is in a reserved location as defined in regulation 41(3)¹. The effect of a reserved location is that doctors may continue to provide pharmaceutical services to their

¹ Subject to regulation 43(2), the area within a 1.6 kilometre radius of a relevant location is a “reserved location” if—

- (a) the number of individuals residing in that area who are on a patient list (which may be an aggregate number of patients on more than one patient list) is less than 2,750; and
- (b) the NHS CB is not satisfied that if pharmaceutical services were provided at the relevant location, the use of those services would be similar to, or greater than, the use that might be expected if the number of individuals residing in that area who are on a patient list were 2,750 or more.

patients living in that reserved location, although patients may themselves choose to use a pharmacy. According to our records the number of registered patients living within 1.6 kilometres of 201 – 209 Halles Road (Odd numbers and letters only) Calcot, Reading, RG30 4PT is 28290

If the address or location of the pharmacy is determined not to be in a reserved location, Buckinghamshire, Oxfordshire and Berkshire West ICB must then consider whether granting the application would prejudice the proper provision of relevant pharmaceutical services, local pharmaceutical services and primary medical services in the relevant Health and Well-being Board (HWB) area or in the area of a neighbouring HWB (regulation 44 – the prejudice test).

If prejudice is not found, Buckinghamshire, Oxfordshire and Berkshire West ICB will go on to determine the application under the relevant market entry provisions of the Regulations and if it is granted and the pharmacy opens, dispensing doctors will normally lose the right to dispense to patients living within 1.6 km of the pharmacy when it opens. However, under regulation 50(2), Buckinghamshire, Oxfordshire and Berkshire West ICB may postpone for such period as it sees fit, the discontinuation of dispensing rights if it considers that the dispensing practice will be adversely affected².

Your written representations may, therefore, include views on the specific tests and procedures set out above.

I can confirm that no information that has been received in relation to this application is being withheld by Buckinghamshire, Oxfordshire and Berkshire West ICB under paragraph 21(4), Schedule 2 of the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013.

Yours sincerely

A handwritten signature in cursive script that reads 'U. Arshad'.

Usman Arshad
Pharmacy Market Administration Services

Enc

² The purpose of postponement (often referred to as “gradualisation”) is to allow the affected patients time to adjust to the change from being a dispensing patient to a prescribing patient. It is also to give affected practices time to make whatever alterations to their working practices may be necessary, such as reducing stock holdings and altering staff duties.

How we will involve patients in decisions on pharmacy applications

When we receive an application to move an existing pharmacy or to open a new pharmacy we must write to:

- nearby pharmacies
- in some cases, nearby doctors' surgeries
- the Health & Wellbeing Board which is a committee of the borough, county or city council, and
- the local Healthwatch organisation, which exists to represent local patients in general

We send them a copy of the application and invite them to make comments within 45 days. Comments can be made by letter or email.

In addition, the law requires us to involve patients in our decision-making. We may do this by sending copies of pharmacy applications to:

- city/district and county councillors covering the area involved
- the town or parish council covering the area. In areas which do not have a town or parish council we may instead contact prominent community, neighbourhood or residents' groups
- patient representative groups attached to nearby doctors' surgeries.

They will also be invited to make comments within 45 days.

When we send them a copy of an application we will also send notes to explain:

- what the application is about
- why they are being asked for comments
- what we will consider when making a decision, and
- what happens next after a decision is made.

Applications are not confidential. If they want, councillors or patient groups may share details with local people so they can also make comments within the same 45 day period.

Any comments we receive will be sent to the pharmacy applicant. They will have a chance to respond to us about those comments.

Most applications are decided using written information, including any comments received.

In general, we will not hold public meetings about pharmacy applications. This is because an applicant cannot be made to attend to respond directly to any questions from members of the public.

However, we may hold a hearing if we need more information before making a decision. Where written comments from councillors or patient groups suggest that local people hold strong views, we will invite those councillors or patient groups to attend the hearing.

The hearing will be held in public so that (although members of the public will not be able to ask questions) they will be able to hear the arguments for and against the application. These will include any comments made by their representatives and the responses received.

All comments at the meeting will be taken into account in making a final decision on the pharmacy application.

NHS England's [Privacy Notice](#) describes how we use personal data and explains how you can contact us and invoke your rights as a data subject. We will protect your information in line with the requirements of the Data Protection Act 2018

Chapter 12

Annex 1

Application Form

Application offering to meet an identified current need

Application for inclusion in the pharmaceutical list for the area of

.....West Berkshire..... (insert name of health and well-being board).

This is an application to meet an identified current need and as such is a routine application under regulation 13 of the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013 (the Regulations).

Please complete this form as legibly as possible.

Applicants should note that information provided in this form may be disclosed where this application is required to be notified to other parties or in response to a request made under the Freedom of Information Act 2000. Applicants are referred to paragraph 21 of Schedule 2 of the Regulations which sets out NHS England or the relevant delegated integrated care board's responsibilities in relation to information provided in this application form which an applicant advises is confidential.

1 Information regarding the applicant

1.1 Full name and correspondence address of the applicant¹

Hetherby Ltd

Is this a personal address?

Yes ☒ No ☐

1.2 Applicant's legal entity

I/we am/are applying as a:

(Please tick relevant box. Only one box may be selected. GPhC/PSNI registration numbers only need to be provided for pharmacy applications.)

Sole trader ☐ **My GPhC/PSNI registration number is**

Partnership ☐

¹ This is the name of the legal entity applying, not the person who is completing the application.

Please list each partner and their GPhC/PSNI registration number:

Please continue on a separate sheet if necessary.

Corporate Body ✓

**Superintendent's name
and GPhC registration
number is**

Kishore Sharma 2048508

1.3 Provision of fitness information required by Part 1, Schedule 2 of the Regulations

(Please tick relevant box)

I/We have provided the required fitness information on a previous occasion to NHS England or the relevant delegated integrated care board or, before 1 April 2013, to a home primary care trust, and there is no missing information. I confirm that the previously provided information remains up-to-date and accurate. ☐

Please set out below when and to whom the information was provided. If NHS England or the relevant delegated integrated care board cannot locate the information previously supplied after using reasonable efforts to locate it, you will be asked to provide it again.

I/We have already provided the fitness information on a previous occasion to NHS England or the relevant delegated integrated care board or, before 1 April 2013, to a home primary care trust, but there is missing information. I confirm that the remainder of the previously provided information remains up-to-date and accurate. ☐

Please indicate what information NHS England or the relevant delegated integrated care board already has and when and to whom it was provided, and confirm the missing information that is being provided. If NHS England or the relevant delegated integrated care board cannot locate the information previously supplied after using reasonable efforts to locate it, you will be asked to provide it again.

I/We have provided the required fitness information with this application. ✓

1.4 Relevant fee

I/we include the relevant fee for this application. ✓

2 Proposed premises

(Please tick relevant box. Only one box may be selected.)

I/we know the address of the proposed premises



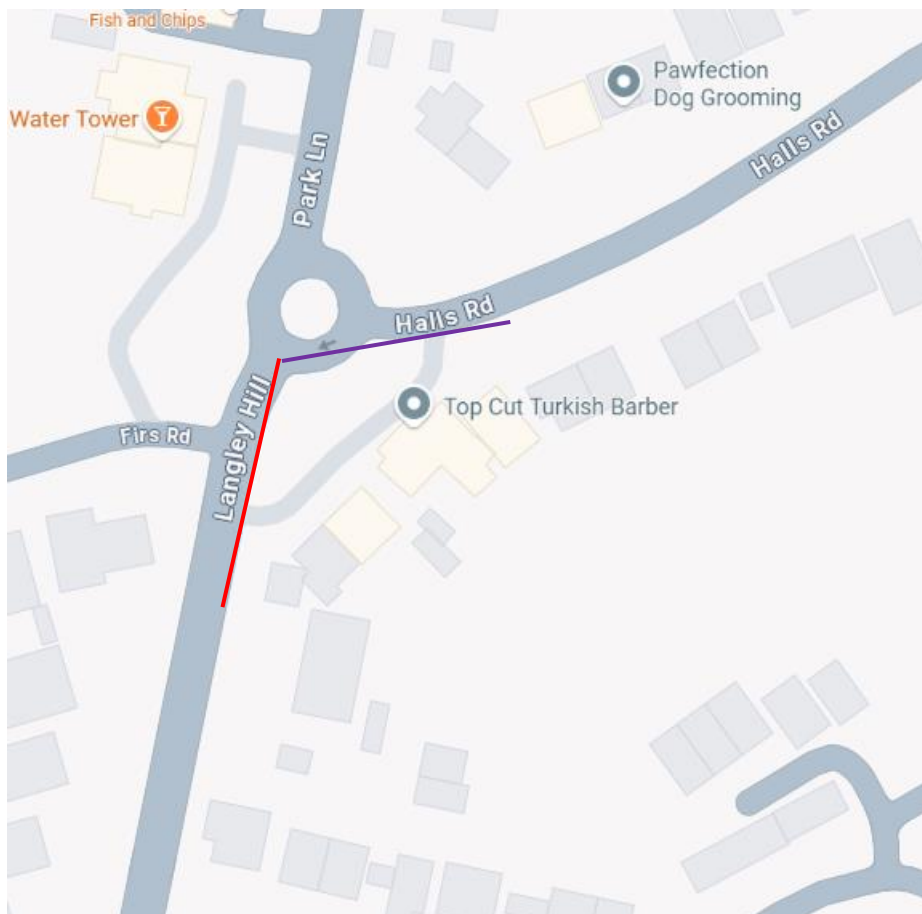
I/we provide a best estimate of the location of the proposed premises



Please provide the address or best estimate² of the proposed premises

201 - 209 Halls Road (Odd numbers and letters only)
Calcot
Reading
RG30 4PT

For clarity, best estimate sites directly to the right of the red line **AND** below the purple line in the map below.



Please continue on a separate sheet if necessary.

(Only complete the question below if you know the address of the proposed premises)

The premises above are currently in my/our possession* Yes ☐ No ☒

* by rental, leasehold or freehold

² Best estimates are to be precise as possible. Phrases such as “in the vicinity of” and “within 100m of the junction of the High Street and Church Lane” are unlikely to be considered acceptable.

3 Opening hours

3.1 Proposed core opening hours³

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
09:00-18:15	09:00-18:15	09:00-18:15	09:00-18:15	09:00-18:15	09:00-13:00	Closed	50.25

3.2 Total proposed opening hours⁴

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
09:00-18:15	09:00-18:15	09:00-18:15	09:00-18:15	09:00-18:15	09:00-13:00	Closed	50.25

4 Pharmaceutical services to be provided at these premises

Essential services (paragraphs 3 to 22, Schedule 4 – pharmacies)

✓

Or

Terms of service (paragraphs 3 to 12, Schedule 5 – DACs)

□

If you are undertaking to provide appliances, specify the appliances that you undertake to provide (or write 'none' if it is intended that the pharmacy will not provide appliances).

Part IX

Please give details of any advanced and enhanced services⁵ you intend to provide. These details should include:

- confirmation that you are accredited to provide the services where that accreditation is a prerequisite for the provision of the services;
- confirmation that the premises are accredited in respect of the provision of the services where that accreditation is a prerequisite for the provision of the services; and
- a floor plan showing the consultation area where you propose to offer the services, where relevant. Where a floor plan showing the consultation area cannot be provided please set out the reasons for this.

Service	Accredited to provide (Y/N/NA)	Premises accredited (Y/N/NA)
Smoking cessation	Y	N
Pharmacy First	Y	N

³ Core opening hours must total 40 hours per week for pharmacies or not less than 30 hours for DACs, unless the applicant is proposing more core opening hours to meet an identified current need in which case NHS England or the relevant delegated integrated care board will need to agree with you when these additional core opening hours would be.

⁴ The total opening hours includes the core hours and any supplementary opening hours

⁵ Please note that enhanced services are those commissioned by NHS England or the relevant delegated integrated care board. Do not include services which are commissioned by the local authority/council or any other commissioner.

Flu vaccination	Y	N
Pharmacy Contraception Service	Y	N
Hypertension	Y	N
New Medicine Service (NMS)	Y	N
Sexual Health Service	Y	N
Palliative Care	Y	N
Pharmacy Needle & Syringe Programme	Y	N
NMS depression Pilot	Y	N
Take home Naloxone	Y	N
Minor Ailments Service	Y	N
Supervised Consumption	Y	N
Emergency Hormonal Contraception	Y	N

Please continue on a separate sheet if necessary.

I/we confirm that the pharmacy premises will have a consultation room that meets the requirements of paragraph 28A, Schedule 4 of the Regulations. Yes ✓

Floor plan showing consultation area

To follow

We are unable to currently provide a floor plan of the proposed premises as we do not have one from the shopfitters

Once the premises have been secured (currently not in our possession as per application), they will be registered with the GPHC and will comply with all relevant legal & ethical requirements for the operation of a retail pharmacy business

Please continue on a separate sheet if necessary.

5 Applications in relation to premises that are in close proximity to other listed chemist premises

This section should only be completed if the premises included in section 2 above are adjacent to, or in close proximity to, another pharmacy or dispensing appliance contractor premises.

In my/our view this application should not be refused pursuant to Regulation 31 for the following reasons:

N/A

No pharmacy trading from or adjacent to the proposed premises, so Regulation 31 does not apply.

Please continue on a separate sheet if necessary.

6 Information in support of the application

In making this application we are seeking to meet the current need identified on the HWB's pharmaceutical needs assessment.

Please insert the identified current need you are offering to meet here.

In making this application the Applicant is seeking to meet the current need identified In the 2025 West Berkshire Pharmaceutical Needs Assessment for essential services.

The Calcot population do not have a community pharmacy within a 20-minute/ 1-mile walk, despite being an urban area.

Additional services have also been provided as per above.

In the box below please explain how you intend to meet the identified current need either in whole or in part.

Need will be met in full by opening a pharmacy within the best estimate location providing all required services and providing them when they are needed.

Please continue on a separate sheet if necessary.

7 Undertakings

By virtue of submitting this application I/we undertake to notify NHS England or the relevant delegated integrated care board within 7 days of any material changes to the information provided in this application (including any fitness information provided under paragraph 3 or 4, Schedule 2) before:

- the application is withdrawn,
- while the application remains the subject of proceedings, the proceedings relating to the application reach their final outcome and any appeal through the courts has been disposed of, or
- if the application is granted, I/we commence the provision of the services to which this application relates,

whichever is the latest of these events to take place.

I/We also undertake to notify NHS England or the relevant delegated integrated care board if I/we am/are included, or apply to be included, in any other relevant list before:

- the application is withdrawn,
- while the application remains the subject of proceedings, the proceedings relating to the application reach their final outcome and any appeal through the courts has been disposed of, or
- if the application is granted, I/we commence the provision of the services to which this application relates,

whichever is the latest of these events to take place.

I/We also undertake:

- to comply with all the obligations that are to be my/our terms of service under Regulation 11 if the application is granted, and
- in particular to provide all the services and perform all the activities at the premises listed above that are required under the terms of service to be provided or performed as or in connection with essential services.

The following only applies where the applicant is seeking to provide directed services. I/We:

- undertake to provide the directed services mentioned in this application if they are commissioned within 3 years of the date of grant of this application or, if later, the listing of the premises to which this application relates,
- undertake, if the services are commissioned, to provide the services in accordance with an agreed service specification, and
- agree not to unreasonably withhold my/our agreement to the service specification for each directed service I/we are seeking to provide.

I confirm that to the best of my knowledge the information contained in my/our application is correct.

NameNikhil Koria.....

PositionDirector.....

Date29/06/25.....

On behalf of the company/partnershipHetherby Ltd.....

Contact phone number in case of queries.....

Contact email number in case of queries

Registered office

17 Kilderkin Court, Coventry, CV1 2UF

Please send the completed form to:

Email: PCSE.marketentry@nhs.net

Post: Primary Care Support England, PO Box 350, Darlington, DL1 9QN

NHS England's [Privacy Notice](#) describes how certain services are provided on behalf of Integrated Care Boards and how personal data is used. It also explains how you can invoke your rights as a data subject. We will protect your information in line with the requirements of the Data Protection Act 2018.

Chapter 29

Annex 3

Current or future need application – best estimate

Application by Hetherby Ltd (the applicant) to open a pharmacy at 201-209 (Odd numbers and letters only), Halls Road, Calcot, Reading, RG30 4PT

Explanatory notes by Buckinghamshire, Oxfordshire, Berkshire West ICB

Q1.What is this application for?

The applicant wishes to open an NHS pharmacy at 201-209 (Odd numbers and letters only), Halls Road, Calcot, Reading, RG30 4PT

A pharmacy can only give patients medicines prescribed by NHS GPs if it has Buckinghamshire, Oxfordshire, Berkshire West ICB's permission. We give permission if we think that another pharmacy is needed in the area.

These notes explain the process we follow when deciding whether to give permission.

Q2.Why have I been sent a copy of the application?

You are being invited to make comments on the application before Buckinghamshire, Oxfordshire, Berkshire West ICB makes a decision on whether the pharmacy can go ahead. Any comments must be received before the end of the 45-day period mentioned in the letter.

Applications are not confidential. If you want, you may share details with anyone else who might be interested. They can also make comments within the same 45-day period.

Any comments we receive will be sent to the applicant. They will have a chance to respond to us about those comments.

When we come to make a decision, Buckinghamshire, Oxfordshire, Berkshire West ICB will consider any comments it has received and any response to those comments from the applicant.

Q3.What would the pharmacy's opening hours be and what services would it provide?

Section 3 of the application form includes the proposed opening hours.

"Core opening hours" are those which the pharmacy would be unable to change without our permission.

The pharmacy may also open for longer. This is called having "supplementary opening hours". The pharmacy would be able to change these by giving us five weeks' notice.

Every pharmacy must dispense NHS prescriptions, accept unwanted medicines for disposal and give advice on how to treat minor illnesses yourself.

Pharmacies may also offer other services. Most pharmacies offer:

- the community pharmacist consultation service, which is where your GP practice refers you to a pharmacy for help with a minor ailment,
- the New Medicines Service, which is advice when someone starts a new drug, and
- vaccinations against flu.

The services that the applicant is offering to provide are listed in section 4 of the application form.

Q4. Why does the applicant want to open a pharmacy?

The applicant believes that the pharmaceutical needs assessment written by West Berkshire HWB has identified that a pharmacy is needed or particular services are needed.

Q5. How will Buckinghamshire, Oxfordshire, Berkshire West ICB decide whether to give permission for a new pharmacy?

Firstly we need to check to see exactly what the gap is that has been identified in the pharmaceutical needs assessment.

Then we need to consider whether, if the pharmacy opened, this would fill the gap that the pharmaceutical needs assessment has identified. If it would only fill part of the gap we will then need to consider whether anyone else would want to fill the rest of the gap.

We also have to consider what type of services the pharmaceutical needs assessment says is missing. It may be that we don't need a new pharmacy as there are already enough of them, but what is needed is the existing pharmacies to provide a particular service or services.

Finally, we have to consider whether the pharmaceutical needs assessment is up-to-date or whether the gap that it has identified has already been filled.

Pharmaceutical needs assessments are published every three years and so may not always be accurate.

Q6. When will a decision be made?

We expect to make a decision by 07 February 2026.

Q7. What will happen if permission is given?

If we decide to give permission for the pharmacy to open, this does not automatically mean that it will happen. Other local pharmacies may be able to appeal against the decision. Appeals are dealt with at national level by NHS Resolution.

If no appeals are received or if they are rejected by NHS Resolution, the applicant would then have six months to tell us the exact address of the pharmacy. The applicant would then have a further 12 months to open the pharmacy, although this could be extended to 15 months. If those deadlines were not met, then the permission would expire.

Q8. What if permission is refused?

The applicant would be able to appeal.

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