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24 January 2024

FAO: Stamatina Sarafoglou
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West Berkshire District Council
Council Offices
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Newbury
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Our Ref: PNA-2023-12-01
Your Ref: CAS-246897-K9Z7F5
Tel: 01635 519486
e-mail: Gordon.Oliver1@westberks.gov.uk

Dear Ms Sarafoglou,

Re: Application offering unforeseen benefits at 1-154 Bartholomew Street (Including Kennet Shopping Centre), 5-19 Market Street, 1-29 Market Place, 1-41 Cheap Street by CA-Health Ltd

Thank you for notifying the Health and Wellbeing Board of the representations received in response to the above application for a new pharmacy in Newbury Town Centre.

Having considered the other representations made in response to this application, and having discussed the matter at a meeting of the Pharmaceutical Needs Assessment Sub-Committee of the Health and Wellbeing Board on 23 January, we wish to make the following additional comments.

Some of the points made in the other representations were reflected in the Board's own response, including:

- failure to identify the Day Lewis Pharmacy at Strawberry Hill, which is located just to the north of the town centre;
- failure to mention that there are five pharmacies that currently serve Newbury;
- failure to mention that no gap in provision has been identified in the current PNA and no supplementary statement has been published.

Most of the other comments are considered to be valid. However, we would like to highlight a number of issues in relation to the points made as part of the Day Lewis Pharmacy representation as follows:

- While there was no active hyperlink to the Meridian Broadcast within the application, the supplied web address was correct:
<https://www.itv.com/news/meridian/2023-08-18/cancer-patient-left-in-excruciating-pain-as-chemists-run-out-of-medication>
- The representation indicates that new developments referred to in the application are not in the town centre where the applicant proposes to open its pharmacy. While the new developments listed are mostly dispersed around the fringes of the town, they will be served by public transport, walking and cycling networks that will link to the town centre

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(this has been confirmed by Planning Officers). There are other developments within the town centre, such as the Market Street development that are not mentioned in the application, but which would be in close proximity to the proposed site.

- Existing pharmacies are not 'spread evenly throughout the town' – three of the pharmacies (Boots, Tesco and Wash Common Pharmacy) are on the town's southern fringe, at the top of a large hill, and are not within easy walking distance for much of the town's population.
- While Newbury may be 'an affluent town with high levels of car ownership and a mobile and healthy population', there remain pockets of deprivation and households that do not have access to a car, including those on low incomes, and elderly / disabled residents. Services should be designed to meet the needs of all users not just those who have access to a car and should be designed to help address inequalities.

We hope that you will take these points into consideration when considering this application. If you have any questions about any of the points raised above, then please do get in touch.

Yours sincerely,

A handwritten signature in black ink that reads "Alan Macro". The signature is written in a cursive, slightly slanted style.

Councillor Alan Macro

Chairman of West Berkshire Health & Wellbeing Board