

# APPENDIX A:



**Our Ref: CAS-270183-Q5R4N4**

*Please quote this reference on all correspondence*

Primary Care Support England  
PCSE Enquiries, PO Box 350  
Darlington, DL1 9QN  
[pcse.marketentry@nhs.net](mailto:pcse.marketentry@nhs.net)  
0333 014 2884

**To interested parties being notified of this application – see enclosed distribution list – sent by email only**

13th March 2024

Dear Sir/Madam,

**Re: Application offering Unforeseen Benefits at Gaywood Drive Shops, Newbury, RG14 2PR (best estimate) by Bolcer Ltd**

We have received the above application, a copy of which is enclosed, and NHS commissioning 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 us at the above address within 45 days of the date of this letter i.e. by **26th April 2024**. 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.

NHS commissioning 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.

Please ensure you include our reference (see above) in the subject line of your email as this will help us file your representations with the correct application as quickly as possible.

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

NHS commissioning intends to consider this application together and in relation to the following application...

- ME3093 – LP SD One Hundred Seven Ltd – Unforeseen Benefits – RG19 3HN (best estimate) – CAS-261308-H8K8C7

Primary Care Support England provides administrative and support services for primary care on behalf of NHS England and is part of Capita PLC. 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.

Yours faithfully,

*L Hyde*

Lewis Hyde  
Market Entry Officer  
Primary Care Support England

## Chapter 29

### Annex 7

#### Unforeseen benefits application – best estimate

**Application by Bolcer Ltd (the applicant) to open a pharmacy at Gaywood Drive Shops, Newbury, RG14 2PR – Map covering best estimate area depicted below [in application], with best estimate sites located within blue box**

#### Explanatory notes by Buckinghamshire, Oxfordshire and Berkshire West ICB

##### Q1. What is this application for?

The applicant wishes to open an NHS pharmacy at Gaywood Drive Shops, Newbury, RG14 2PR – Map covering best estimate area depicted below [in application], with best estimate sites located within blue box.

A pharmacy can only give patients medicines prescribed by NHS GPs if it has Buckinghamshire, Oxfordshire and 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 and Berkshire West ICB takes 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 and 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 Applicant has also listed, in section 4 of the application, several other services which are paid for by West Berkshire County Council, Buckinghamshire, Oxfordshire and Berkshire West ICB, NHS England or other organisations.

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

To be given permission the applicant needs to prove that a new pharmacy would provide “significant benefits”. The reasons why the applicant thinks that there would be significant benefits are included in section 6 of the application form.

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

When considering whether to grant the application, we will look at:

- whether or not there is already a reasonable choice of pharmacy
- how easy it is for people who live or work near the applicant’s proposed pharmacy to travel to existing pharmacies
- walking routes, bus services and access by car (including parking)
- whether people who are disabled, elderly, have young children or have other particular needs currently have problems using local pharmacies, and would benefit from the proposed pharmacy
- whether opening another pharmacy would have any significant negative effects.

#### **Q6. When will a decision be made?**

We expect to make a decision by 29<sup>th</sup> June 2024.

#### **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.

[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 15**

**Annex 1**

**Application Form**

**Application offering unforeseen benefits**

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 offering unforeseen benefits and as such is a routine application under regulation 18 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 applicant<sup>1</sup>**

Bolcer Ltd c/o Healthcare Plus Consulting Ltd
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Is this a personal address? Yes  No

**1.2 Applicant's legal entity**

I/we am/are applying as a:

\_\_\_\_\_

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

(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

<p>Please list each partner and their GPhC/PSNI registration number:</p>          <p>Please continue on a separate sheet if necessary.</p>
--

Corporate Body

Superintendent's name and GPhC registration number is	Tanzil Ahmed 2075626
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**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.

<p>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.</p>
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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

<p>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.</p>
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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



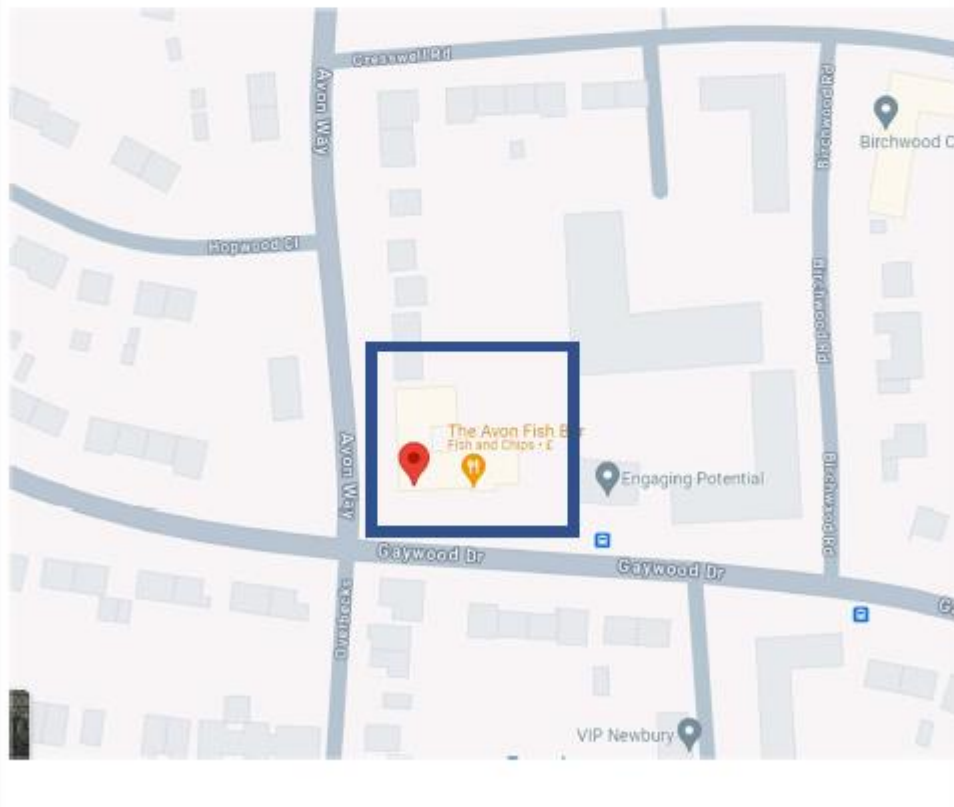
I/we provide a best estimate of the location of the proposed premises



Please provide the address or best estimate<sup>2</sup> of the proposed premises

Gaywood Drive Shops  
Newbury  
RG14 2PR

Map covering best estimate area depicted below, with proposed best estimate sites located within blue box.



<sup>2</sup> 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.



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

### 3 Opening hours

#### 3.1 Proposed core opening hours<sup>3</sup>

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
09:00-13:00 14:00-18:30	09:00-13:00 14:00-18:30	09:00-13:00 14:00-18:30	09:00-13:00 14:00-18:30	09:00-13:00 14:00-18:30	10:00-13:00	Closed	45.5

#### 3.2 Total proposed opening hours<sup>4</sup>

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
09:00-18:30	09:00-18:30	09:00-18:30	09:00-18:30	09:00-18:30	10:00-13:00	Closed	50.5

### 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).

None

Please give details of any advanced and enhanced services<sup>5</sup> you intend to provide. These details should include:

<sup>3</sup> 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 secure unforeseen benefits 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.

<sup>4</sup> The total opening hours includes the core hours and any supplementary opening hours.

<sup>5</sup> 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.



- 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 cannot be provided please set out the reasons for this.

Service	Accredited to provide (Y/N/NA)	Premises accredited (Y/N/NA)
Substance misuse	Y	N
Needle Exchange	Y	N
Antiviral provision	Y	N
Palliative Care	Y	N
Smoking cessation	Y	N
CPCS	Y	N
Flu vaccination	Y	N
Pharmacy Contraception Service	Y	N
Hypertension	Y	N
New Medicine Service (NMS)	Y	N
Minor Ailments	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

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for the user to provide a response or drawing.

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

There is no pharmacy currently trading from/ adjacent to the proposed site.

Please continue on a separate sheet if necessary.

## 6 Information in support of the application

In making this application I/we am/are offering to secure improvements or better access that were not included in the HWB's pharmaceutical needs assessment.

Please describe the unforeseen benefit(s) that you are offering to secure and how it will secure improvements or better access to pharmaceutical services, or pharmaceutical services of a specified type in the HWB's area.

**Please see enclosed supporting Information**

Please continue on a separate sheet if necessary.

Please explain how you intend to secure the unforeseen benefit(s).

The Lloyds in Sainsbury's, Hectors Way, Newbury, RG14 5AB;  
The Superdrug, Northbrook Street, Newbury, RG14 1AE;  
The Boots, Thatcham Health Centre, Thatcham, RG18 3HD

were open with no plans for closure at the time of the PNA being written. This application is therefore submitted under Regulation 18 as an unforeseen benefits application.

An increase in local pharmacy capacity and improved choice to meet the needs of the local population.

Better access and choice to pharmaceutical services given the closure of the above pharmacies.

**See enclosed Supporting information for further detail.**

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 1) 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.

Name .....Nikhil Koria.....

Position .....Director.....

Date .....24/01/24.....

On behalf of the company/partnership .....Bolcer Ltd.....

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

Contact email number in case of queries .....

Registered office

<b>17 Kilderkin Court, Coventry, CV1 2UF</b>
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Please send the completed form to:

Email: [PCSE.marketentry@nhs.net](mailto:PCSE.marketentry@nhs.net)

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

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## Newbury New Contract Supporting Information

### Background

This application is in respect of opening up a new pharmacy in order to provide better access for patients requiring access to pharmaceutical services in Newbury and Thatcham. Specifically, residents of the Newbury Clay Hill Ward; the Thatcham West Ward; and the surrounding areas.

We understand that there is currently no pharmacy situated in either ward. We believe that the recent closure of the following pharmacies have left/ will leave a significant gap in pharmaceutical services for Newbury and Thatcham:

- Lloyds in Sainsburys, Hectors way, Newbury, RG14 5AB – Closed June/ July 2023
- Superdrug, Northbrook Street, Newbury, RG14 1AE – Closed 16/09/2023
- Boots, Thatcham Health Centre, Thatcham, RG18 3HD – Closing 17/02/2024

Hence this application is offering unforeseen benefits not captured within the PNA.

The best estimate of the proposed site we wish to open up a new pharmacy is located on Gaywood Drive Shops, Newbury, RG14 2PR. This is a different location to the closures above, however we believe that a pharmacy located here would provide better access to the resident population, especially patients residing in the Newbury Clay Hill and Thatcham West wards.

Per PNA data, the Newbury Clay Hill Ward houses 7323 residents, and the Thatcham West Ward houses 7209 residents. For nearly 15,000 residents' access to pharmaceutical provision is evidently poor.

For further context, it is prudent to analyse overall pharmaceutical provision across Newbury and Thatcham. Per the 2021 census, Newbury has a resident population of 42,265 served by 5 pharmacies; and Thatcham has a resident population of 25,547 soon to be served by only 2 pharmacies.

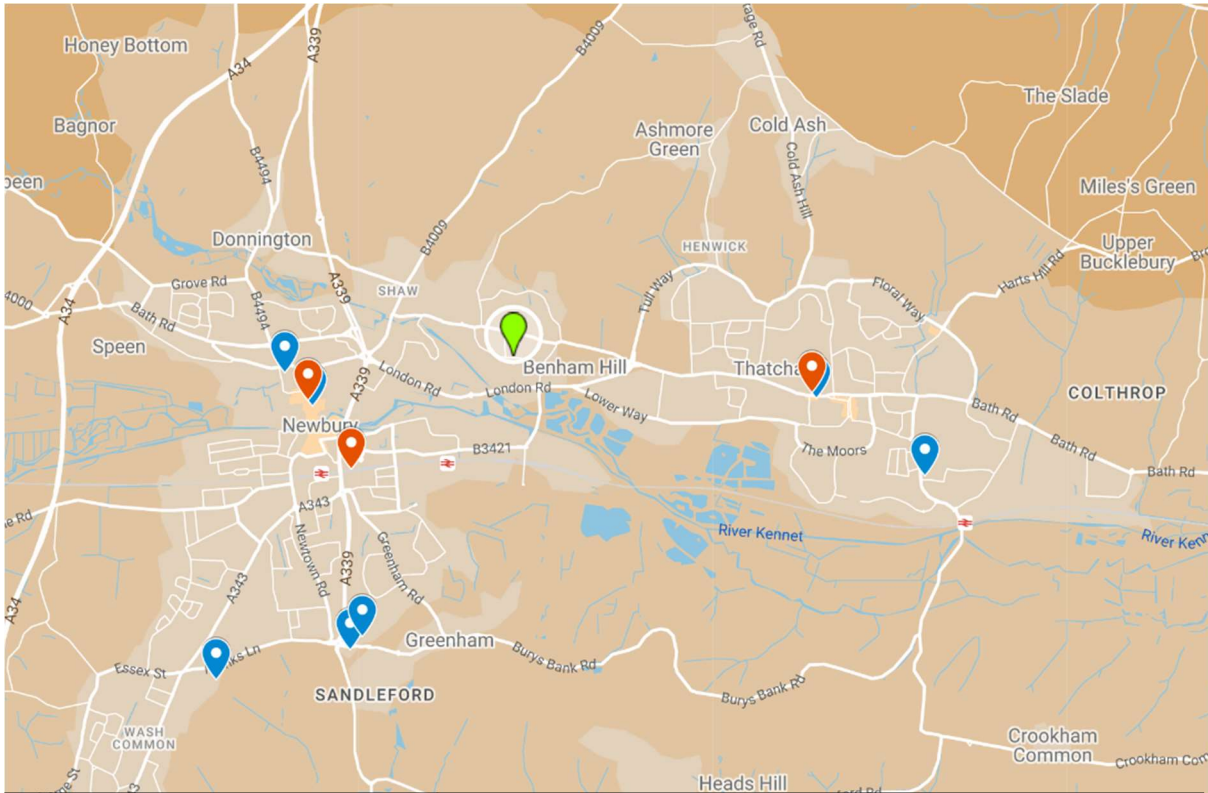
Aggregating and extrapolating the above figures allows us to conclude that Newbury and Thatcham only have 10.3 pharmacies per 100,000 people – half the average for England (20.6/100,000). Such pharmaceutical access and choice could be described as dire, especially when we consider that Newbury and Thatcham are very much urban areas. Common sense alone would dictate that there is a requirement for another pharmacy to serve Newbury and Thatcham, however we have set out distinct benefits of granting this application further on within this document.

### Proposed Location

The proposed location is situated amongst a well utilised parade of shops, at the heart of the Newbury Clay Hill Ward, around the corner from Birchwood care home.

The parade is home to a Convenience Store; a Chinese takeaway; and a Fish & Chips shop. These are typical amenities that would be found within the local community; all with ample parking and wide walkways to access local services. There is good access by foot, car, and public transport.

The map overleaf illustrates the location of current pharmaceutical provision; the location of the recently closed/ closing sites; and the location of the proposed site.



Green marker - depicts the location of the proposed site, RG14 2PR  
Blue marker - depicts current pharmaceutical provision  
Red marker – depicts recently closed pharmaceutical provision

It is clear from the map above that there is a huge gap in geography where pharmaceutical services are required; a gap this application proposes to fill.

### Site images



Image depicting the parade, with wide walkways and parking available outside the proposed site.





Image depicting sheltered Bus stop outside the proposed site.



Image depicting further street parking adjacent to proposed premises.

## **Regulations**

We are required by NHS England to address the overarching question in an Unforeseen Benefits application:

*“Please describe the unforeseen benefit(s) that you are offering to secure and how it will secure improvements or better access to pharmaceutical services, or pharmaceutical services of a specified type in the HWB area”.*

When considering the above question, the provisions of Regulation 18(2)(b) should be noted:

*(b) whether, notwithstanding that the improvements or better access were not included in the relevant pharmaceutical needs assessment, it is satisfied that, having regard in particular to the desirability of—*

*(i) there being a reasonable choice with regard to obtaining pharmaceutical services in the area of the relevant HWB (taking into account also the NHSCB’s duties under sections 13I and 13P of the 2006 Act(b) (duty as to patient choice and duty as respects variation in provision of health services)),*

*(ii) people who share a protected characteristic having access to services that meet specific needs for pharmaceutical services that, in the area of the relevant HWB, are difficult for them to access (taking into account also the NHSCB’s duties under section 13G of the 2006 Act(c) (duty as to reducing inequalities)), or*

*(iii) there being innovative approaches taken with regard to the delivery of pharmaceutical services (taking into account also the NHSCB’s duties under section 13K of the 2006 Act(a) (duty to promote innovation)),*

*granting the application would confer significant benefits on persons in the area of the relevant HWB which were not foreseen when the relevant pharmaceutical needs assessment was published;*

We note that points on reasonable choice; protected characteristics; and innovation are desirable, however, they are merely supporting considerations when determining whether in fact the overarching test in regulation 18(2)(b) has been met: an application should be granted should it provide *improvements or better access to pharmaceutical services, or pharmaceutical services of a specified type in the HWB’s area.*

For the benefit of the committee, this application does not seek to rely on Regulation 18(2)(b)(iii).

We have addressed these regulations overleaf.

## **Patient Journeys**

Above we identified approximately 15,000 residents of the Newbury Clay Hill and Thatcham West wards who would likely access pharmaceutical services at the proposed site. When considering securing better access, we must consider what a typical patient journey would currently look like. We also consider the reasonable choice within these journeys, alongside how those with protected characteristics find those journeys.

In assessing patient journeys below, we would like to highlight the comments from the PNA steering group within the PNA on distance and access to pharmaceutical services in West Berkshire:

*“The PNA Steering Group agreed that the maximum distance for residents in West Berkshire to access pharmaceutical services, should be no more than 1 mile. This distance equates to about a 20-minute walk.”*

From the above we highlight that 1-mile/ 20 minutes by foot is the **maximum** distance that residents should have to travel to access pharmaceutical services in urban areas. This observation should be kept in mind for the scenarios below.

Using the proposed site, RG14 2PR, as an arbitrary marker to represent these residents; we can see that the next nearest pharmacy is the Boots in Newbury town centre (RG14 1DJ), which is 1.5 miles away. It must be noted that distance in itself is a barrier to access. For residents currently residing near the proposed site, current pharmaceutical services are difficult to access by foot and public transport.

### **By Foot from Proposed site to current nearest pharmacy (Boots, RG14 1DJ)**

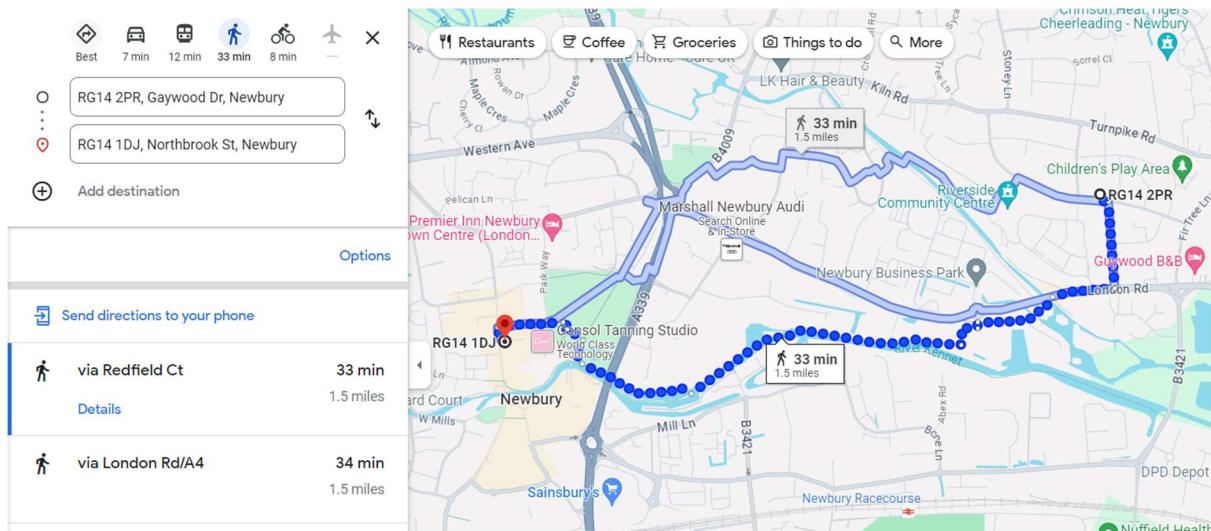
As can be seen from the map on the following page, this journey is 1.5 miles or 32 minutes, equating to a 1 hour 4-minute round-journey. It is worth reiterating that distance in itself is a barrier to access. This journey is far greater than the 1-mile PNA maximum distance and is clearly excessive, especially considering the sizeable 7000+ population in the Newbury Clay Hill ward who have to endure such a lengthy journey.

Such poor access by foot is especially relevant when we understand that 40.3% of residents access pharmaceutical services by foot in West Berkshire, per the PNA public engagement survey.

We cannot consider a 3-mile round walk to access pharmaceutical services as sufficient access, nor can we consider this as having a reasonable choice to pharmaceutical services. In fact, for residents near the proposed site, we would consider this as no pharmaceutical choice at all, much less than the threshold of ‘reasonable choice’.

Additionally, such an extended journey will prove difficult for the elderly, disabled, or parents with young children. Groups with protected characteristics do not have sufficient access by foot.

It follows that other pharmaceutical provision is also not accessible by foot on account of the greater distances involved. The Day Lewis pharmacy in Newbury town centre is 1.6 miles away, and Halo pharmacy in Thatcham is 1.8 miles away. Thus, there is a lack of reasonable choice and access to pharmaceutical services for those travelling by foot.



**By Car from Proposed site to current nearest pharmacy (Boots, RG14 1DJ)**

The journey by car to the Boots, RG14 1DJ, can be a 16-minute one-way journey during busy traffic hours.

Again, we cannot consider a 32-minute round drive to access pharmaceutical services as sufficient access, nor can we consider this as having a reasonable choice to pharmaceutical services.

We also note that car parking is an issue for those accessing the Boots due to its location in Newbury town centre. We understand that there is no car parking outside of the shop with the nearest parking situated in Camp Hopson car park. This car park is pay and display and thus may present a barrier to people who would like to access pharmaceutical services but may be deterred from doing so frequently due to parking charges.

As per the images above, street car parking at the proposed site is ample and free of charge and would introduce reasonable choice and eliminate the current barriers to access.

**By Public Transport from Proposed site to current nearest pharmacy (Boots, RG14 1DJ)**

The journey by bus to the town-centre Boots is not the best served by public transport. Patients would obtain the No. 1 Jetblack bus from outside the proposed site. The journey is 14-minutes; however, the bus service is infrequent with buses only arriving every half an hour. Once a patient has arrived at a pharmacy, they could be waiting up to half an hour for the return journey. Clearly this does not provide adequate access to pharmaceutical services, especially when we consider that the return journey by foot is also inaccessible.

Such poor choice of pharmaceutical access is felt especially by the elderly and disabled. These patient groups could face having to wait half an hour for a return bus in the shivering cold on a winter's day. When we consider that these patients may not be able to drive, or even may not feel comfortable driving in winter conditions; alongside their inability to walk the long 1.5-mile distance back home, it is obvious that current pharmaceutical provision is inadequate and such scenarios stem from a lack of reasonable choice.

Access to the Day Lewis and Halo pharmacy by bus is similar on account of the 1 Jetblack service running from Newbury to Thatcham via the proposed site. Hence these alternative pharmacies do not provide reasonable choice and sufficient access to pharmaceutical services by bus.

A pharmacy at the proposed site would mean pharmaceutical services are accessible by foot and thus residents do not need to suffer excessive waits for public transport. Thus, granting this application would introduce reasonable choice and sufficient access to pharmaceutical provision.

## **Opening Hours**

When considering better access, we must also consider the provision of opening hours, and the reasonable choice that patients have.

The applicant recognises that access to pharmaceutical services during late evening and weekends is especially important, particularly given new the Pharmacy First Service proposed by NHSE; and the lack of daytime accessibility for those working 9-5 hours. When we consider all 3 recently closed stores offered late evening or Saturday morning provision, it is apparent that there is now a lack of access during these times. Thus, the applicant has committed to late evening core hours, and Saturday morning core opening hours to restore reasonable choice and access to pharmaceutical provision at these hours.

## **Conclusion**

In our view, the closure of the Lloyds in Sainsbury's and Superdrug in Newbury town centre, coupled with the upcoming closure of the Boots in Thatcham Medical Practice will leave a significant gap in pharmaceutical services for Newbury and Thatcham.

Local residents and those who are using the local amenities would benefit significantly from having a pharmacy located on the parade of shops on Gaywood Drive.

Granting this application would secure better access to pharmaceutical services, especially when we consider the huge gap in geography that exists and access difficulties by foot, bus, and car. The elderly, disabled, and the wider population are likely to find the proposed pharmacy significantly more accessible than their current choices. It would also introduce reasonable choice of a different pharmaceutical provider for those in the local area.

We would like to note that granting this application would not cause significant detriment to access of pharmaceutical services, as this application is seeking to fill a gap vacated by the Lloyds (RG14 5AB), Superdrug (RG14 1AE), and Boots (RG18 3HD) closures; and notwithstanding the fact that the nearest pharmacy to the proposed site is located 1.5 miles away.

On the evidence outlined above, we believe that a new pharmacy contract should be granted.