

Primary Care Appeals
NHS Resolution
8th Floor
10 South Colonnade
Canary Wharf
London
E14 4PU

15th August 2024

Subject: Appeal Against Decision in relation to the granting of an Unforeseen Benefits application submitted by Bolcer Limited at Gaywood Drive Shops: CAS-270183-Q5R4N4

Dear Appeals Committee,

I am writing to formally appeal the decision made by the NHS Committee during the meeting that took place on Wednesday 26th June 2024 to award a new pharmaceutical contract to Bolcer Limited offering Unforeseen Benefits, while rejecting the application of LP SD One Hundred Seven Limited also offering Unforeseen Benefits. After careful consideration of the reasons provided in the Committee's decision letter, I believe there are several points that warrant a reconsideration of this decision. I respectfully request that the decision be quashed, with a view to either redetermining and awarding the contract to both applicants, LP SD One Hundred Seven Limited and Bolcer Limited, or to LP SD One Hundred Seven Limited alone after taking careful consideration of the following points.

1. Proximity to Existing Pharmacies

The Committee's decision to reject the application from LP SD One Hundred Seven Limited was partly based on its proximity to two existing pharmacies—Halo Pharmacy and Thatcham Pharmacy. While proximity is an important consideration, it should not be the sole factor in determining whether the application from Bolcer Limited should be favoured over the application from LP SD One Hundred Seven Limited. The area served by LP SD One Hundred Seven Limited may still have unmet needs that could be better addressed by a pharmacy that offers additional and unique services. Furthermore, the mere proximity of pharmacies does not necessarily mean that all residents have equitable access to pharmaceutical services, especially in areas with high population density or specific demographic needs such as Newbury.

Since the NHS committee provided a decision on these applications, it has also been circulated that an application has been submitted by Halo Pharmacy Limited (Owner of Halo Pharmacy, 3-5 Crown Mead, Bath Road, RG18 3JW) to open a distant selling

contract within Thatcham to allow for redistribution of their own workload, essentially creating a hub and spoke model for the simple reason being that they are unable to manage the demand they are presented with for both dispensing and service provision, especially given the closure of Boots, Thatcham Medical Practice.

We would also like to highlight the comments made by the West Berkshire Health and Well Being Board who said:

“Although the pharmacy would be in Thatcham Central ward, which has low levels of deprivation, it would be used by all Thatcham residents, including those living in Thatcham North-East, which has significant pockets of deprivation (20% of LSOAs within this ward are in the third decile on the Index of Multiple Deprivation). We see a correlation between poorer health (and health behaviours such as smoking and substance misuse) and increased deprivation. We would therefore expect to see a greater demand on pharmacy services (including Advanced and Enhanced Services, such as smoking cessation and needle and syringe exchange services) serving more deprived areas.

It should also be noted that the West Berkshire Local Plan Review proposes to allocate 1,500 additional homes to the north-east of Thatcham and these residents would also be likely to use the proposed pharmacy at the Kingsland Centre.”

The comments provided as above should not be taken lightly or overlooked. The Health and Wellbeing board, who have the responsibility to ensure sufficient health and wellbeing provisions are in place for the communities they oversee have themselves made it very clear that “**all** Thatcham residents” would use the pharmacy proposed to be opened by LP SD One Hundred Seven Limited at the Kingsland Centre.

2. Accessibility for Residents

The decision letter highlights that Bolcer Limited's proposed location offers better accessibility for residents, particularly those in the **northeast** of Newbury and Thatcham. While this may be the opinion of the NHS Committee, it is important to recognize once again the most valued and important insight provided by the West Berkshire Health and Well Being board who specifically made a point of stipulating that those residents situated in the northeast ward would be able to use and benefit from the location proposed by LP SD One Hundred Seven Limited. The application from LP SD One Hundred Seven Limited will significantly enhance access for a different subset of the population, particularly those who are closer to the town centre but still experience barriers to accessing pharmaceutical services. The Committee should consider whether the broader community would benefit from the added convenience and service variety that LP SD One Hundred Seven Limited would bring, particularly for vulnerable populations such as the elderly, those with mobility issues, or those without access to private transportation.

3. Opening Hours and Service Commitment

The Committee noted that Bolcer Limited declared more core opening hours, including on Saturdays, as a key factor in its decision. However, it is important to consider the quality and range of services provided during these hours, not just the quantity. LP SD One Hundred Seven Limited proposed additional hours on weekends, which could be crucial for residents who are unable to visit a pharmacy during traditional weekday hours. The flexibility of supplementary hours, though subject to change with notice, allows the pharmacy to adapt to the community's needs, which could ultimately result in better service something that LP SD One Hundred Seven Limited champions daily. Additionally, the fact that these hours can be adjusted should not detract from their potential benefit to the community. Though having said that, we wish for it to be noted that LP SD One Hundred Seven Limited wishes for the committee to reconsider this comparison knowing that we will agree to formally honour the following core hours:

Monday to Friday: 8:30am-6:30pm

Saturday: 10am-2pm

Sunday: 10am-4pm

With Supplementary hours:

Saturday: 9am-10am, 2pm-5pm.

Total opening hours:

Monday to Friday: 8:30am-6:30pm

Saturday: 9am-5pm

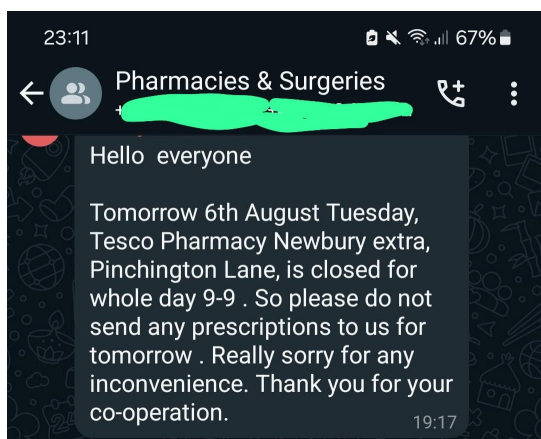
Sunday: 10am-4pm

With this commitment to the NHS commissioner, they are now presented with no concern over LP SD One Hundred Seven Limited exercising the right to reduce our service provision. This change and commitment should be something that also allows for a redetermination in favour of the application submitted by LP SD One Hundred Seven Limited, and begs to ask the question that if the committee redetermine in favour of both contracts then is there sufficient resources within the NHS to support the contractor payments for both applicants or would the unforeseen benefit be met in full by the one applicant- LP SD One Hundred Seven Limited.

4. Community Impact and Service Diversity

LP SD One Hundred Seven Limited is committed to offering a wide range of pharmaceutical services that go beyond the basic dispensing of medications. This includes health consultations, medication reviews, and specialized services that could address specific health challenges within the community. The presence of a pharmacy that prioritizes such services could have a substantial positive impact on public health outcomes.

Residents of Newbury and Thatcham currently face limited access to reliable pharmaceutical services especially during the out of hours period as a result of contractors closing for full days without acceptable notice such as Tesco on 6th August 2024 who were closed 9am-9pm (this is merely one recent and relevant example and one that may or may not have been reported to NHS England, but either way demonstrates the lack of reliability that the population of Newbury have when it comes to Pharmaceutical Services and also demonstrates the lack of out of hours access options the residents of Thatcham have should they require care outside of the hours offered by contractors within Thatcham. This again supports the statement offered by the Health and Well Being board, evidencing that all residents of Thatcham and Newbury would gain unforeseen benefits from the extended hours service provided by LP SD One Hundred Seven Limited. (Please see image below which is a screenshot of a WhatsApp group which involves local pharmacy contractors and clinical team members from local GP surgeries across Thatcham and Newbury)



Additionally, the proposed location within a shopping centre is particularly advantageous, as it attracts a diverse range of individuals, including those who are old, young, able, and disabled, for various reasons beyond healthcare. The centre draws people who need to visit charity shops, coffee shops, grocery shopping and more, and even includes two opticians, which already demonstrates an existing demand for healthcare services and a large service user base.

In contrast, Bolcer Limited's proposed location on Gaywood Drive lacks this level of foot traffic. The area primarily draws visitors who are specifically seeking a fish and chips shop, a Chinese takeaway, or a convenience store, providing fewer incidental opportunities for exposure to pharmacy services. Therefore, the Committee should consider the broader, more inclusive benefits that LP SD One Hundred Seven Limited's central location would provide, which might not be fully realized through Bolcer Limited's application.

Bolcer Limited is proposing a new contract in a location that has never had a Pharmacy located in before. There is a reason for this, and that is there is no benefit to be had. Patients/residents have not complained about difficulties accessing services, nor has the council highlighted any issues. Residents were able to use the services provided to them by the now closed contracts because they were able to transport themselves there without difficulty, whether it was by public transport or personal vehicles. Bolcer Limited has not detailed any evidence which demonstrates clearly that residents are faced with difficulties in accessing pharmaceutical provisions, and this only supports the fact there is no benefit to be had by granting this application in comparison to that over the application submitted by LP SD One Hundred Seven Limited.

5. Conclusion and Request for Reconsideration

Considering the above points, I respectfully request that the NHS Appeals Committee re-evaluate the decision to reject the application from LP SD One Hundred Seven Limited. Awarding the contract to both applicants, or alternatively if deemed a better distribution of NHS resources, then to LP SD One Hundred Seven Limited alone, would result in a more comprehensive and accessible pharmaceutical services for the residents of Newbury and Thatcham. This approach would better meet the diverse needs of the community, ensuring equitable access to the services they require.

As contractors already providing NHS services, we fully understand the immense pressures faced from an operational perspective specifically the hardships faced with regards to consistent waves of claw backs and poor remuneration. If the Committee decides to grant the contract to both applicants rather than just LP SD One Hundred Seven Limited, we want to remind them that Bolcer Limited will inevitably struggle to achieve sufficient business at its proposed location to maintain viability and It would be a significant loss for all parties involved if the residents of Thatcham and Newbury were let down again by yet another contractor closing due to a lack of financial viability.

I would be grateful for the opportunity to provide further evidence or clarification if required, and I hope that the Committee will consider this appeal with the attention and care that it deserves.

To bring together the appeal put before you I want to raise the following key points:

The commissioner said:

“It was agreed that application from LP SD One Hundred Seven Limited was situated too close to two other existing pharmacies (Halo Pharmacy & Thatcham Pharmacy) to provide improved access for the residents of Newbury and Thatcham.”

- Does the committee not believe that the 2500 new homes that have now had planning permission granted over 170 hectares on the doorstep of Burdwood does not equate to needing improved access? In most cases this could usually warrant a new GP surgery let alone a new Pharmacy within the centre of the town.

In addition to this, does the distance required to travel for residents of Thatcham to go to Newbury for out of hours access on weekends especially, not present a problem with access, and given the demographics of the population I would like to think the committee are able to approach this with common sense and see that there is an unforeseen benefit to be had by granting the application by LP SD One Hundred Seven Limited.

Does the committee believe that the two contractors Halo Pharmacy and Thatcham Pharmacy will have endless capacity to take on the demand that they will be faced with after new developments are completed? Halo Pharmacy are already at capacity and unable to cope, Thatcham Pharmacy is already taking on the demand which is a result of the insufficiencies at Halo Pharmacy (depicted with Thatcham Pharmacy now being the most nominated Pharmacy in Thatcham), but ultimately will hit capacity in terms of space and inevitably Thatcham will be needing another contractor that is central in location and providing these additional out of hours service.

Are the committee ignorant to the improved access that will be provided to all residents in Thatcham as a minimum by granting the application submitted by LP SD One Hundred Seven Limited? The source of improved access is literally detailed in the fact the application submitted by LP SD One Hundred Seven Limited is offering 7 day a week accessibility, and now with the commitment of core hours as written above, offers the access without risk of reduction especially on the weekends when public transport services are usually restricted.

Finally, we wish to ask the committee if it is sensible to grant a contract only to Bolcer Ltd who has yet to secure a premises. The committee are faced with the opportunity to grant a contract to a provider who has access to the proposed site and who genuinely wants to provide the community with what is needed and given that Bolcer Ltd have no guarantee of securing a suitable premises in the already well occupied Gaywood Drive Shops then the committee risks losing the opportunity to allow LP SD One Hundred Seven Limited to provide what would be a first for the residents of Thatcham and Newbury.

If an oral hearing is arranged, then LP SD One Hundred Seven Limited would wish to attend and be represented.

Thank you for your time and consideration.

Yours sincerely,

Nishaan Amin

Director & Superintendent Pharmacist

LP SD ONE HUNDRED SEVEN LIMITED

Primary Care Appeals

SHA/26283

NHS Resolution is responsible for ensuring a prompt and fair resolution of appeals against decisions taken by NHS England or Integrated Care Boards in accordance with the NHS (Pharmaceutical & Local Pharmaceutical Services) Regulations 2013 concerning the provision of NHS pharmaceutical services. Such appeals generally relate to the proposed opening of a new pharmacy, relocation of an existing pharmacy or the provision of dispensing services by GPs. This area of work is handled by our Primary Care Appeals.

How long will the process take?

It may take up to 15 weeks for NHS Resolution to determine appeals on the papers and up to 25 weeks for oral hearing cases. We appreciate that parties may wish for faster decisions, on average papers decisions are usually made within 13 weeks. Regrettably some cases may take longer than either 15 or 25 weeks.

Who will take the decision on the appeal?

Decisions are taken either by the Pharmacy Appeals Committee, appointed by NHS Resolution, or by NHS Resolution staff. The Committee's terms of reference is available on line at <https://resolution.nhs.uk/services/primary-care-appeals/pharmacy-appeal-committee/>

When will the decision on the appeal be made and how will parties be notified?

The agenda for all Pharmacy Appeals Committees are published on line a week before the meeting. These can be found at: <https://resolution.nhs.uk/services/primary-care-appeals/pharmacy-appeal-committee/>

We do not disclose decisions over the telephone. All parties will be notified of the decision, at the same time, by email/post usually within one week of the Pharmacy Appeals Committee meeting unless cases are deferred.

Is there any other information available?

Further information regarding our process and approach to decision making can be found in the "Guidance note for Parties involved in pharmacy appeals" using the following link: <https://resolution.nhs.uk/resources/guidance-for-parties-involved-in-pharmacy-appeals/>

We publish appeal decisions at <https://resolution.nhs.uk/pca-decisions> alongside statistical information and other materials.

Please note however that we do not provide advice to any party wishing to or involved in an appeal.

Contact us: NHS Resolution
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nhsr.appeals@nhs.net

Our ref: SHA/26283

03 September 2024

NHS

Resolution

Distributed to:

Ms Claire Brittain (Boots UK Ltd),
David Dean (Community Pharmacy Thames Valley),
Alan Macro (West Berkshire Health and Wellbeing Board),
Philip Obomighie (Halo Pharmacy)

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RE: SHA/26283 - BOLCER LIMITED - APPLICATION FOR INCLUSION IN THE PHARMACEUTICAL LIST OFFERING UNFORESEEN BENEFITS AT GAYWOOD DRIVE SHOPS, NEWBURY, RG14 2PR

I am writing to inform you that the decision of the Commissioner on the above application, has been appealed to NHS Resolution. Primary Care Appeals delivers this function for NHS Resolution.

I am contacting you because NHS Resolution has been informed that you were among those notified of the decision in accordance with the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013 ("the Regulations").

Matters to be considered

In relation to Regulation 18(1), NHS Resolution will need to determine whether it is satisfied that granting the application (or granting it in respect of some only of the services specified in it) would secure improvements, or better access, to pharmaceutical services (or pharmaceutical services of a specified type) in the area of the Health and Wellbeing Board, in whose pharmaceutical needs assessment the improvements or better access have not been included.

Where you have evidence which is relevant to any of the following matters, it should be provided. Your representations should then deal with each matter in turn. NHS Resolution will proceed on the basis of the information provided by the parties and determine the appeal accordingly.

In relation to Regulation 31, the matters to which consideration will be given are whether:

(1) A routine or excepted application, other than a consolidation application, must be refused where paragraph (2) applies.

(2) This paragraph applies where—

(a) a person on the pharmaceutical list (which may or may not be the applicant) is providing or has undertaken to provide pharmaceutical services ("the existing services") from—

- (i) the premises to which the application relates, or*
- (ii) adjacent premises; and*

(b) NHS England is satisfied that it is reasonable to treat the services that the applicant proposes to provide as part of the same service as the existing services (and so the premises to which

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the application relates and the existing listed chemist premises should be treated as the same site).

In relation to Regulation 18, the matters to which consideration will be given are whether:

- (a) *granting the application would cause significant detriment to -*
 - (i) *proper planning in respect of the provision of pharmaceutical services in the Health and Wellbeing Board area; or*
 - (ii) *the arrangements which NHS England has in place for the provision of pharmaceutical services in the Health and Wellbeing Board area;*
- (b) *notwithstanding that the improvements or better access were not included in the pharmaceutical needs assessment, granting the application would confer significant benefits on persons in the area (which were not foreseen when the pharmaceutical needs assessment was published), having regard to the desirability of -*
 - (i) *there being a reasonable choice with regard to obtaining pharmaceutical services in the area of the Health and Wellbeing Board;*
 - (ii) *people who share a protected characteristic (as listed in section 149(7) of the Equality Act 2010 - age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership, and pregnancy and maternity) having access to services that meet specific needs for pharmaceutical services that, in the area of the Health and Wellbeing Board, are difficult for them to access, or*
 - (iii) *there being innovative approaches taken with regard to delivery of pharmaceutical services.*

The appeal will be determined in accordance with the regulations, although you may also wish to consult the guidance produced by the Department of Health, which can be accessed online at: <https://www.gov.uk/government/publications/nhs-pharmaceutical-services-assessing-applications>

Particular guidance can be found in Chapter 8.

Evidence

The Commissioner will provide NHS Resolution with the HWB's most up-to-date Pharmaceutical Needs Assessment (or a link to it) but also expects the parties to refer to any appropriate sections and produce all relevant evidence including reference to any relevant supplementary statements to the PNA (whether in documentary or other form).

Plans and photographs are often particularly helpful. Where provided, these should be of good quality to ensure no loss of detail when they are scanned or photocopied. Any measurements (including the unit of measurement) should be clear.

Representations

You have the opportunity to make representations in accordance with the Regulations. If you wish to make any representations these should be submitted to NHS Resolution within 30 days of the date on which this notice is sent i.e. by 3 October 2024. You should draw attention to any aspects of the Assessment which you consider relevant to the decision to be made. You should be aware that NHS Resolution will circulate your representations to other parties.

Please note that this will be your only opportunity to submit new material. Anything new raised after this stage will have little or no weight placed upon it.

Further information regarding the process which NHS Resolution follows in dealing with appeals – including its approach to information provided by you – can be found in the Guidance Note at <https://resolution.nhs.uk/resources/>. Parties will be expected to have read this guidance.

As you may be aware, Primary Care Appeals wouldn't normally ask for representations from the Appellant however we are using our discretion under Schedule 3, Part 3, paragraph 7 and allowing the Appellant to make representations on the site visit report, given this is referenced in the decision report, within 30 days from the date of this letter.

Should the Appellant provide representations, on the site visit report to Primary Care Appeals, a copy of those representations will be circulated to parties who will be given the opportunity to provide further comments.

Oral hearings

Your attention is drawn to the provisions of Paragraph 8 of Schedule 3 to the Regulations which sets out those persons who will be permitted to attend any oral hearing that maybe convened. **A failure to comply with these provisions will result in you not being invited and thus not allowed to make oral representations.**

8.— Oral hearings

(1) If the Secretary of State does decide to hear oral representations, the Secretary of State must give not less than 14 days notice of the time and place at which the oral representations are to be heard to (those then listed and) any additional presenters, and they (or their duly authorised representatives) are to be the only persons entitled to make oral representations at the hearing.

(2) For these purposes, a person (P) is an "additional presenter" if—

(a) P was notified of the appeal under Part 2 and has made written representations in accordance with paragraph 3(2), 4(3) or 5(3), and

(b) the Secretary of State is satisfied that P made a reasonable attempt to express P's views on the appeal adequately in P's written representations.

Future communications

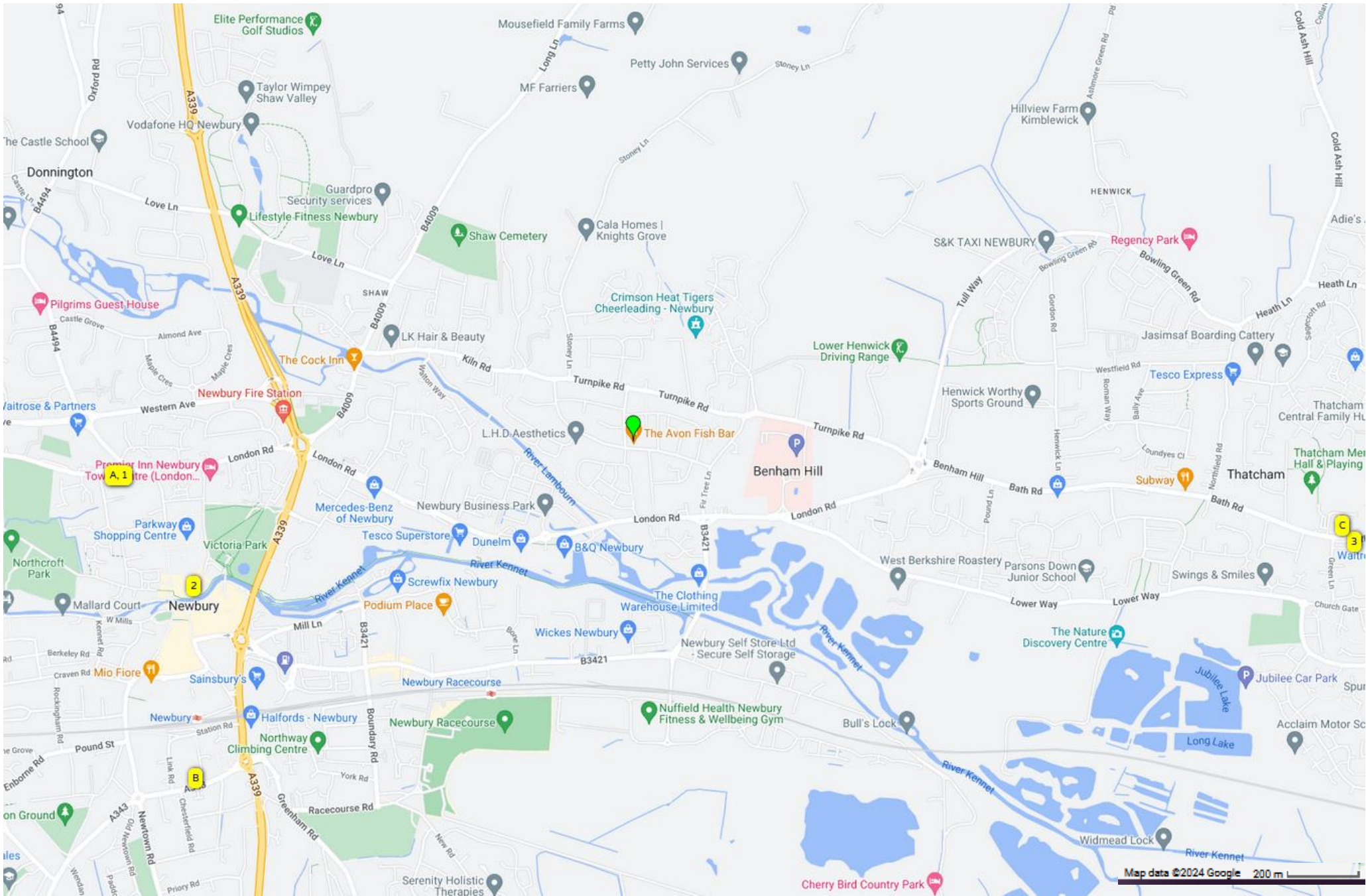
During the appeal process NHS Resolution would prefer to communicate with parties electronically. Please provide us with an up to date email address to which we can correspond. **(There is no need to provide hard copies of electronic correspondence).** If you choose to make submissions by email, we will in future correspond with you by email even if we have not done so before. In this regard, any future correspondence you send as part of the appeal process must be signed and on company/organisation letterhead paper.

Yours faithfully

pp 

Rachel White
Technical Case Manager, Primary Care Appeals

Enclosures: Letter of appeal
Map & Index
Site visit report
Guidance Leaflet



Key to Map

- The green marker represents the best estimate for the proposed location of the pharmacy.
1. Day Lewis Pharmacy, G Floor Unit, Access House, Strawberry Hill Road, Newbury, Berkshire, RG14 1GE
 2. Boots, 4-5 Northbrook Street, Newbury, Berkshire, RG14 1DJ
 3. Halo Pharmacy, 3-5 Crown Mead, Bath Road, Thatcham, Berkshire, RG18 3JW
-
- A. Strawberry Hill Medical Centre, Old Bath Road, Newbury, Berkshire, RG14 1JU
 - B. Eastfield House Surgery, 6 St Johns Road, Newbury, Berkshire, RG14 7LW
 - C. Thatcham Health Centre, Bath Road, Thatcham, Berkshire, RG18 3HD

Annex 2: Site Visit

Bolcer Ltd	LP SD One Hundred Seven Limited
Best estimate address / location Gaywood Drive Shops, Newbury, RG14 2PR Map covering best estimate area depicted below, with proposed best estimate sites located within blue box	Best estimate address / location Kingsland Centre, The Broadway, Thatcham RG19 3HN
Date and time of visit: 2 nd May 2024, 10:20	Date and time of visit: 2 nd May 2024, 11:50
Rurality status: Non-controlled	Rurality status: Non-controlled
Description of the location <ul style="list-style-type: none"> The best estimate location is on a residential estate to the east of Newbury town centre There is a range of housing including terraced, flats and semi-detached. Some properties have driveways, there is a lot of on-street parking There are lots of cars parked in the surrounding area Ramps are either side of the proposed location with steps in the middle (no handrail) There are residential properties above the proposed location There are wide well used road leading to the proposed location There is a bus stop 30 yds from the proposed location There is a care home 0.2 miles away 	Description of the location <ul style="list-style-type: none"> The best estimate location is within the Kingsland Centre which is in the town centre of Thatcham This is primarily a commercial area with premises above shops The Broadway is a one way system in the heart of the town The roads that lead off The Broadway have a range of residential housing including terraced, detached, semi-detached and apartments Outside of the town centre there are established housing estates that compromise of detached, semi-detached, terraced and apartment housing There is a range of allotted parking, driveways and on-street parking There is a mix of private and social housing Wide well used roads leading to the proposed location Bus stop 75 yds from the proposed location There is a care home 0.1 miles away There are two retirement living homes approx. 0.2 miles away

View of One-Stop from corner of Gaywood Drive and Avon Way



View from The Broadway



View of Chinese Takeaway and Boarded up Unit from Gaywood Drive



View towards The Broadway



View of Fish Bar from Gaywood Drive



View toward Waitrose car park



<p>Description of facilities</p> <ul style="list-style-type: none"> • One-Stop shop • A small number of people making use of the One-Stop shop • Cash withdrawal • Post Office • Chinese takeaway • Fish Bar • Boarded up unit • Engaging Potential training centre • Primary School & Nursery at bottom of Gaywood Drive • Playing Field at the bottom of Gaywood Drive 	<p>Description of facilities</p> <ul style="list-style-type: none"> • Thatcham is a small market town with facilities including, cafes, hairdressers, charity shops, opticians, Waitrose, Co-op supermarket, Beauty shops, churches, post office, pubs, restaurants, estate agents, banks and public toilets • Primary and pre-schools surrounding the town centre • Secondary school outside of town centre
<p>Description of the roads and pavements</p> <ul style="list-style-type: none"> • Paving – there is continuous wide paving on both sides, it is flat and has dropped kerbs • Roads – there are speed humps on Gaywood Drive, there are no crossing points, the roads are wide and in fairly good repair • There was a low volume of traffic during the visit • There is good street lighting 	<p>Description of the roads and pavements</p> <ul style="list-style-type: none"> • Paving – there is continuous wide paving on both sides, it is flat and has dropped kerbs • Roads – the roads are wide and in good repair, there are traffic lights • There was a high volume of traffic during the visit • There is good street lighting
<p>Parking</p> <ul style="list-style-type: none"> • 4 parking spaces outside One-Stop • 2 parking spaces occupied on arrival • On-street parking throughout the estate • All parking is free 	<p>Parking</p> <ul style="list-style-type: none"> • 228 parking spaces at Waitrose (pay and display) • 23 parking spaces on The Broadway, including 2 disabled spaces (1hr free) • 30 (approx.) parking spaces at Co-Op supermarket (pay and display) • 90 (approx.) parking spaces behind shops on The Broadway (pay and display)
<p>Public transport</p> <ul style="list-style-type: none"> • Bus Stop on Gaywood Drive (approx. 30 yds from proposed location) <u>Route 1</u> <ul style="list-style-type: none"> - Reading to Newbury, including stops at Birchwood Road (next to shops on Gaywood Drive), West Berks Community Hospital, Thatcham, Woolhampton, Aldermaston Wharf, Calcot Sainsburys - Operating two buses an hour from 05:10 to 19:39 with last bus at 20:32 (Monday to Friday) - Operating one bus an hour from 06:46, then two buses an hour from 08:07 to 20:32 (Saturday) - Operating one bus an hours from 07:47 to 17:37 with the last bus at 19:18 (Sunday & public holidays) • <u>Route 1E</u> <ul style="list-style-type: none"> - Newbury to Thatcham, including stops at Birchwood Road (next to shops on Gaywood Drive), West Berkshire Community Hospital, Green Lane, Thatcham and Cropper Close - Operating one bus an hour from 21:30 to 00:30 (Friday & Saturday) 	<p>Public transport</p> <ul style="list-style-type: none"> • Bus stop on The Broadway (approx. 75 yds from proposed location) <u>Route 1</u> <ul style="list-style-type: none"> - Reading to Newbury, including stops at Birchwood Road (next to shops on Gaywood Drive), West Berks Community Hospital, Thatcham, Woolhampton, Aldermaston Wharf, Calcot Sainsburys - Operating two buses an hour from 05:19 to 19:49 with last bus at 20:42 (Monday to Friday) - Operating one bus an hour from 06:55, then two buses an hour from 08:18 to 19:47 with last bus at 20:42 (Saturday) - Operating one bus an hours from 07:58 to 17:49 with the last bus at 19:29 (Sunday & public holidays) • <u>Route 1E</u> <ul style="list-style-type: none"> - Newbury to Thatcham, including stops at Birchwood Road (next to shops on Gaywood Drive), West Berkshire Community Hospital, Green Lane, Thatcham and Cropper Close - Operating one bus an hour from 21:39 to 00:39 (Friday & Saturday)

- Newbury Train Station, Station Approach, Newbury, Berkshire, RG14 5DG (2 miles away) – routes include Newbury to London Paddington, Newbury to Reading, London Paddington to Plymouth, London Paddington to Penzance, London Paddington to Frome and London Paddington to Bedwyn

- Thatcham Train Station, Station Road, Thatcham, Berkshire, RG19 4PP (1 mile away) – routes include Newbury to London Paddington, Newbury to Reading, London Paddington to Frome and London Paddington to Bedwyn

Geographical features

- Moderate hills

Geographical features

- The area is flat

Describe journey to nearest Pharmacy

Day Lewis Pharmacy, Strawberry Hill Road, Newbury, RG14 1GE

- Walking: 1.6 miles 37 mins (down London Rd)
- Car: 1.6 miles 6 min drive
- Long drive on busy roads
- Disability access to pharmacy
- Pharmacy is next to Strawberry Hill Medical Centre & Physio Clinic
- 17 parking spaces shared by all services (free)
- Car park is on a slope
- Car park nearly full at time of time
- Bus stop on Oxford Road 130 yds from Day Lewis Pharmacy - routes 3X, 3C & 4 stop here

Describe journey to nearest Pharmacy

Halo Pharmacy, 3-5 Crown Mead, Bath Road, Thatcham, RG18 3JW

- Walking: 0.3 miles 6 mins
- Car: 0.5 mile 3 mins
- Halo Pharmacy is located within a parade of shops including two fast food restaurants, a barbers, a newsagents and a café
- Halo Pharmacy has 4 waiting chairs, 3 people were waiting and 4 were stood in the shop at the time of the visit
- The parade of shops has 14 parking spaces (free to park, all occupied at time of visit) with a fairly fast turnover of cars in this car park
- Also nearby are two churches, Ableworld (mobility scooter shop), Thatcham Medical Practice
- The War Memorial car park is next to the Medical Practice (54 spaces that are pay and display) and Thatcham Dental Care
- Bath Road is a very busy & wide road with traffic lights and a pedestrian crossing
- The paving is wide, flat and has dropped kerbs with good street lighting
- Bus stop on Green Lane 75 yds from Halo Pharmacy routes 1, 1D & 1E stop here



View of parade of shops with Halo Pharmacy on the left



Boots Pharmacy

- 4-5 Northbrook St, Newbury, RG14 1DJ
- Walking: 1.5 miles 33 mins (down London Rd & through park)
- Car: 1.9 miles 7 mins
- Long drive on busy roads to nearby car parks
- This is a commercial area with a variety of retail shops, restaurant and services
- There are three car parks that are 0.2 miles away
- Northcroft Lane West car park (120 spaces, pay and display)
- Parkway Shopping Centre car park (500 spaces, pay and display)
- Kennet Shopping Centre car park (415 spaces, pay and display)
- The closest bus stop is 0.2 miles away – routes 1 jetblack, 4, 4A, 4B, 4C, 6 & 6A stop here
- To walk to this pharmacy travel south down Overbecks, on to Leonardslee Close and then Dorneywood Way. When Dorneywood Way meets the London Road (A4) turn right and follow until reaching the first roundabout. Here you turn left into the car park of Dunelm and B&Q, behind Dunelm you pick up a footpath that runs along the River Kennet all the way into Newbury Town Centre. Once you reach Bridge Street turn right and the pharmacy is 30 ft along on the right. The total walking distance is 1.4 miles and will take 31 mins.

View of Boots Pharmacy on Northbrook Street



Describe journey to GP Practices

Strawberry Hill Medical Centre

- Old Bath Road, Newbury, RG14 1JU
- Walking: 1.5 miles 35 mins (down London Rd)
- Car: 1.7 miles 6 mins
- Long drive on busy roads
- Disability access to Medical Centre
- Pharmacy is next to Strawberry Hill Medical Centre & Physio Clinic
- 17 parking spaces shared by all services (free)
- Car park is on a slope
- Car park nearly full at time of time

View of Strawberry Hill Medical Practice



Describe journey to GP Practices

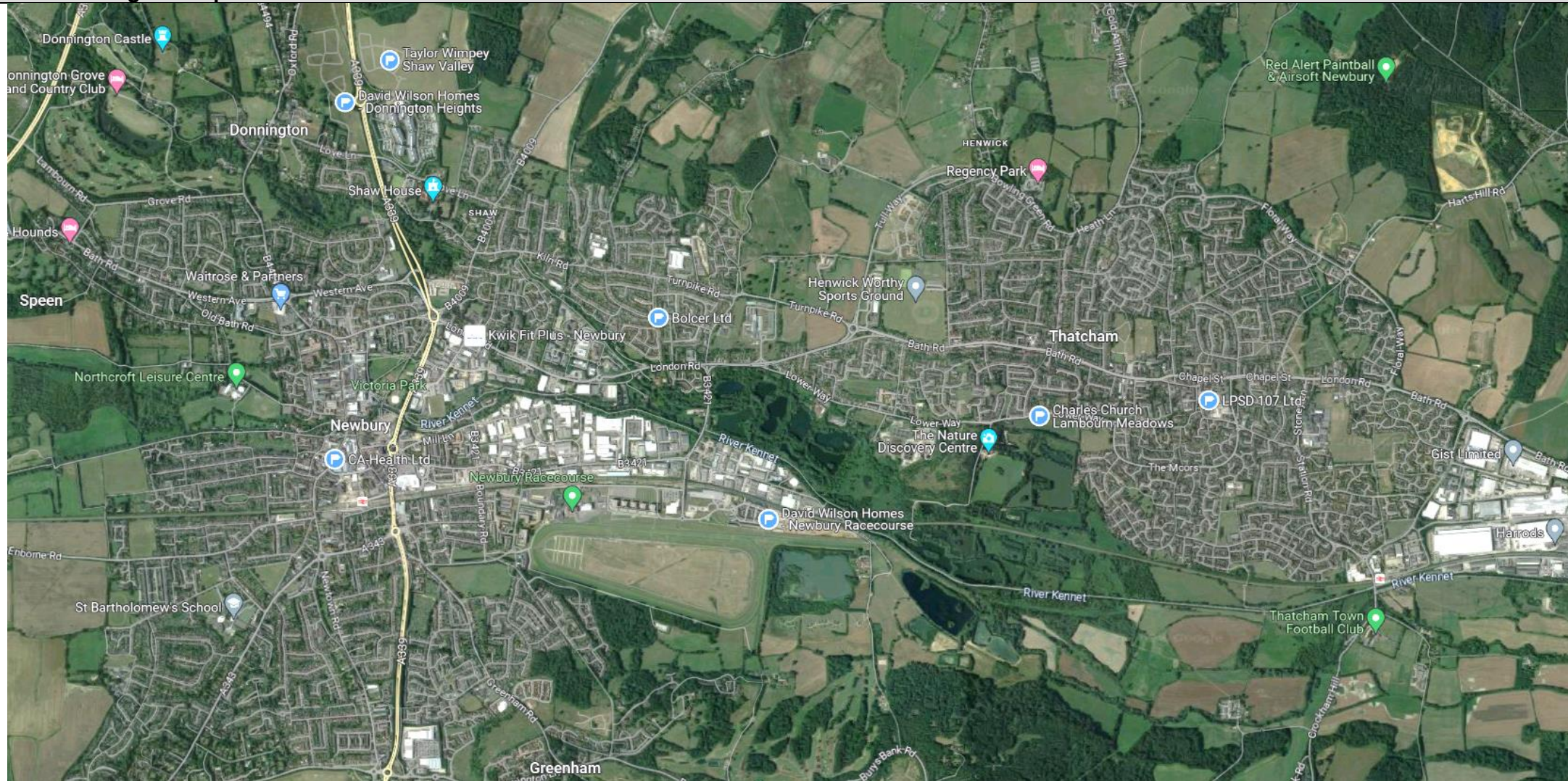
Thatcham Health Centre

- Bath Road, Thatcham, Berkshire, RG18 3HD
- Walking: 0.3 miles 7 mins
- Car: 0.3 mile away 3 mins
- Walk or drive via High Street and Bath Road
- The High Street is a well-used road that is partially one way. It has on-street parking and is on the bus route
- Bath Road is a very busy and wide road with traffic lights and a pedestrian crossing
- The paving is wide, flat and has dropped kerbs
- There is good street lighting
- The War Memorial car park is next to the Medical Practice (54 spaces that are pay and display)

View of Thatcham Medical Practice from outside Halo Pharmacy



New housing developments



Taylor Wimpey - Shaw Valley

- RG14 2FN
- 179 homes
- 10-12 left to sell
- The development was almost completion at the time of the visit.

David Wilson - Donnington Heights

- RG14 3AF
- Approx. 222 home
- Approx 2/3 sold or for sale
- Development completion date: unknown

Lambourne Meadows

- RG19 3RP
- 91 homes
- Occupancy/sold rate:
- Development completion date: unknown

The Chase @ Newbury Racecourse

- RG14 7WN
- 77 homes
- Not for sale yet
- Development completion date: unknown