

London Pharmaceutical Services Regulations Committee

17 December 2025

Part 2, London Area agenda item number 7A – Decision report on an application for inclusion in a pharmaceutical list: Consolidation onto an existing site

Sutton HWBB

Reference number	CAS-383810-N1Q9S6
Name of applicant	LP SD Three Limited
Address of consolidating premises	Site 1, the remaining site: 79 Banstead Road Carshalton Beeches Surrey SM5 3NP Site 2, the closing site: 2B Beeches Avenue Carshalton Surrey SM5 3LF
Status of location	<ul style="list-style-type: none">Non-controlled locality.
Relevant regulations and guidance	Regulation 26A – consolidation onto an existing site Regulation 65 – core opening hours conditions Regulation 66 – conditions relating to providing directed services ¹ Regulation 67 - conditions relating to voluntary closure of premises Opening hours schedule
Additional Information	

- Consider impact of decision on those with protected characteristics under the Equalities Act 2010.
- Is this in accordance with NHS Public Sector Equality Duty
- Consider impact of decision on NHS England's duty on health inequality
- Other statutory duties of NHS considered in making the decision

None Identified

Interested parties notified of the application – Representation Submitted

Name	Address	Postcode	Reason appeal rights – given or reason why not given
Boots	109 High Street	SM1 1JG	Appeal rights not given as no objection made
Boots	42/43 Wallington Square	SM6 8RG	Appeal rights not given as no objection made
Kamsons	58 Grove Road	SM1 1BT	Appeal rights not given as no objection made

¹ To be considered if the applicant is undertaking to provide directed services.

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Pharmacy			objection made
Kamsons Pharmacy	Jubilee Health Centre	SM6 0HY	
Kamsons Pharmacy	Wrythe Lane	SM5 2RE	
Kamsons Pharmacy	40 Green Wrythe Lane	SM5 2DP	

Interested Parties notified of the application – Representations not submitted

Name	Address	Postcode
Banstead Pharmacy	79 Banstead Road	SM5 3NP
Beeches Pharmacy	2b Beeches Avenue	SM5 3LF
HE Matthews Pharmacy	148 Stanley Park Road	SM5 3JG
Sutton Pharmacy Surrey	86 Westmead Road	SM1 4HY
Park Lane Pharmacy	40 High Street	SM5 3AG
Cooper & Co (Chemist)	3 - 5 Grove Road	SM1 1BB
SG Barai Chemist	39 Erskine Road	SM1 3AT
First Pharmacy	108 Woodcote Road	SM6 0LY
Superdrug Pharmacy	150 High Street	SM1 1NS
Manor Pharmacy	75 Manor Road	SM6 0DE
Anna Pharmacy at the Tudor	107 Wrythe Lane	SM5 2RR
Asda Pharmacy	St Nicholas Way	SM1 1LD
Gaiger Chemist	296 High Street	SM1 1PQ
Sutton Healthwatch		
Sutton HWBB		
Sutton LMC		
CP SWL (LPC)		

The PSRC have determined that there is enough information within the papers to decide the application without an oral hearing.

Regulation 31

The proposed pharmacy is not on the same site or adjacent to any other pharmacy, therefore this regulation is not engaged

Regulation 32

There are currently no LPS designations in this area therefore regulation 32 is not engaged.

Regulation 26A criteria

Are the owners of site 1 and 2 the same? If not, then a change of ownership application must also take place, and both parties will need to consent to this and the owner of the site that is closing will need to consent to the listing being removed.

The two sites are owned by the same company, so a change of ownership is not required.

Opening hours of the two sites:

	Core Hours:		Total hours:	
Site 1	Monday	9am to 12pm & 3.30pm to 7pm	Monday	9am to 7pm
	Tuesday	9am to 12pm & 3.30pm to 7pm	Tuesday	9am to 7pm
	Wednesday	9am to 12pm & 3.30pm to 7pm	Wednesday	9am to 7pm
	Thursday	9am to 12pm & 3.30pm to 7pm	Thursday	9am to 7pm
	Friday	9am to 12pm & 3.30pm to 7pm	Friday	9am to 7pm
	Saturday	9am to 1pm & 2pm to 7pm	Saturday	9am to 5.30pm
	Sunday		Sunday	
Site 2	Monday	9am to 1pm & 2pm to 6pm	Monday	9am to 7pm
	Tuesday	9am to 1pm & 2pm to 6pm	Tuesday	9am to 7pm
	Wednesday	9am to 1pm & 2pm to 6pm	Wednesday	9am to 7pm
	Thursday	9am to 1pm & 2pm to 6pm	Thursday	9am to 7pm
	Friday	9am to 1pm & 2pm to 6pm	Friday	9am to 7pm
	Saturday	None	Saturday	9am to 5.30pm
	Sunday		Sunday	

Applicants Comments

Background

Our client, LP SD Three Limited, has recently acquired Beeches Pharmacy from Salmina Limited. The intention of this acquisition was to rationalise provision in the Beeches area of Carshalton to protect the long-term viability of pharmaceutical services provision against a backdrop of ongoing funding pressures.

Our client therefore seeks approval from the ICB for this consolidation.

Regulatory test

When considering an application made under regulation 26a, the ICB is required to consider whether “it is satisfied that granting the application would not create a gap in pharmaceutical services provision that could be met by a routine application”.

Routine applications are made in respect of:

- a) Needs that have been identified within the prevailing PNA (regulations 13, 15 and 17) or;
- b) Benefits that were not foreseen when the PNA was drafted (regulation 18).

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In respect of the PNA, there are no needs identified within the current Sutton PNA that would be met by granting an application in the area served by these two pharmacies.

It is likely, therefore, that any changes in provision that might result in an application being made would be considered as 'unforeseen' (as a result of the closure of one pharmacy) and therefore any application would be made under regulation 18. In fact, in the absence of any need identified in the PNA, the ICB would be required to refuse any application made under regulations 13, 15 or 17.

The ICB will therefore need to be satisfied that, should this consolidation application be approved, the requirements of an application made under regulation 18 would not be met. The key matters the ICB would need to consider if such an application were made are as follows:

Is it satisfied that granting the application.....would secure improvements, or better access, to pharmaceutical services, in the area of the relevant HWB having particular regard to the desirability of:

(i) There being a reasonable choice with regard to obtaining pharmaceutical services in the area of the relevant HWB;

(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;

(iii) There being innovative approaches taken with regard to the delivery of pharmaceutical services such that 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 have therefore provided information below which will satisfy the ICB that granting an application for a new pharmacy (following the closure of the pharmacy at site 2) would not secure improvements or better access that were unforeseen in the PNA.

Context

The context of this application is the increasing pressure felt by all pharmacy contractors since the funding cuts that were first introduced in December 2016. The combination of these cuts, high levels of inflation and pharmacist shortages has resulted in unprecedented difficulties, with some fairly substantial pharmacy businesses unable to remain profitable. This has been brought into sharp focus by the recent closure of a significant number of pharmacies across the country.

The applicant wishes to address these financial challenges by consolidating the pharmacy at 2B Beeches Avenue into the pharmacy at 79 Banstead Road. This will ensure the long-term viability of pharmaceutical services in the area. This is entirely in keeping with the Department of Health's aims and expectations when Regulation 26A was introduced to facilitate consolidations.

Location & access to pharmaceutical services

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The two consolidating pharmacies are located in the Beeches area of Carshalton, 1.2km to the southwest of the town centre.

This is a typical Greater London suburban area, which is largely residential in nature, with major amenities being provided in the town centre or further afield, and local shopping parades meeting many of the residents' daily needs.

The two-pharmacy premises subject to this application are located amongst these local parades, and are located less than 300m apart.

The remaining site (site 1) is situated in a large parade, which provides a local 'shopping hub'. Supporting businesses include estate agents, takeaways, barbers, hairdressers, dentists, convenience stores (including Co-Op), dry cleaners and a range of other independent businesses.

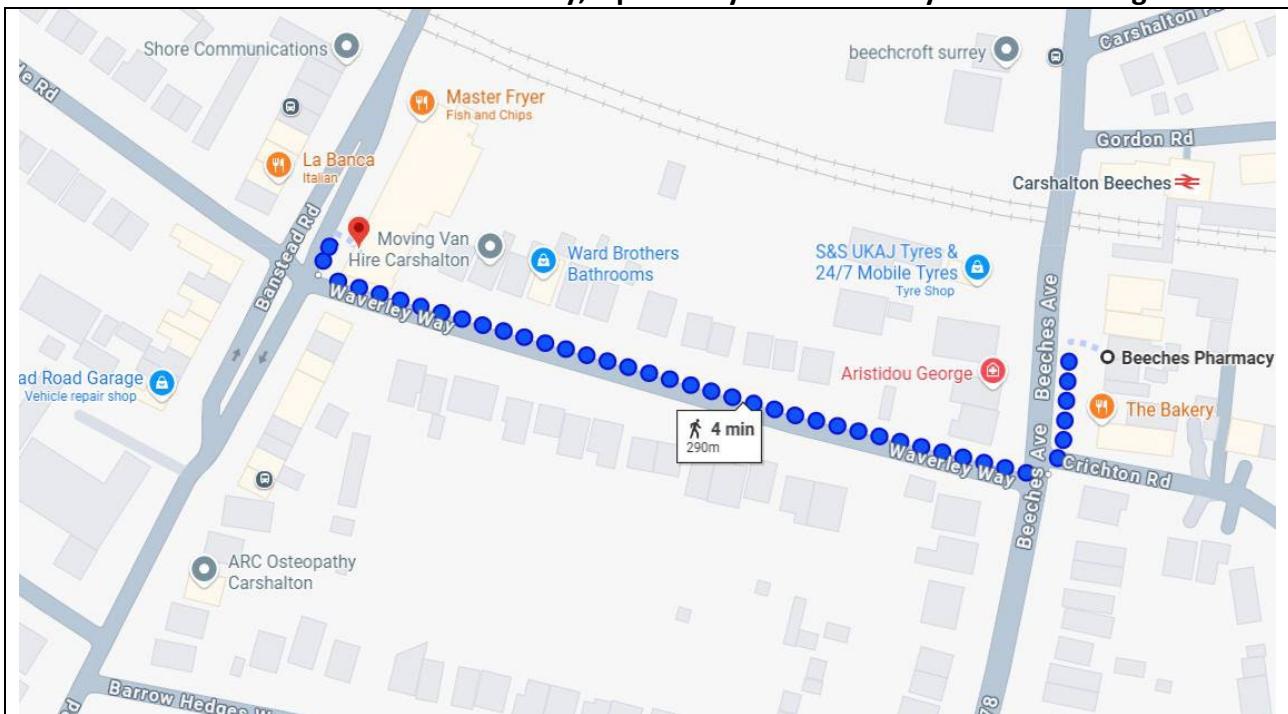
The closing pharmacy (site 2) is located approximately 290m away from site 1, on the next road to the east, within a much smaller parade comprising a café, restaurant, the pharmacy and one other independent business. The railway station is located 50m away. The image below shows the locations of both premises. Site 2 (closing) is shown towards the right of the picture (marked Beeches) and site 1 (remaining) can be seen on the left (marked Banstead Pharmacy). The proximity of the two sites can clearly be seen.



Both pharmacies are clearly located within the same residential area and serve the same population. Site 1, the remaining site, is located closest to the main supporting businesses and other amenities serving these residents.

Given the proximity of the two sites, following the closure of site 2 patients will easily be able to access site 1 when going about their daily business. Even in the event they have to walk past site 2 to get to site 1 the journey on foot will take no more than 4 minutes on foot. This can be seen on the map below:

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In addition to the two pharmacies subject to this application, there are several other pharmacies a short distance away as discussed later.

For those whose journey does start at site 2, the journey to site 1 is very easy.

Leaving the pharmacy turn left and walk 30m to the zebra crossing, and cross to the western side of Beeches Avenue. Walk a further 10m south to the junction with Waverley Way then turn right. Walk 220m in a westerly direction to Banstead Road, turn right and site 1 can be found on the right-hand side, 10m away.

For residents who usually walk to a pharmacy, given that sites 1 and 2 are both centrally located within the residential area, in a location where people access amenities when going about their daily lives, they are equally accessible for pedestrians. The two premises are very close together so patients who are accustomed to accessing site 2 on foot will be likely to have few difficulties accessing site 1 instead.

For patients who currently access pharmaceutical services by car, there is on-street parking immediately outside site 1, which is free for up to 1 hour. At site 2 there are a couple of spaces on the pavement immediately outside the pharmacy. Further parking is provided on nearby side roads.

The site 1 premises are therefore highly accessible by car. Any patient accustomed to accessing site 2 by car can reach site 1 (or the other pharmacies listed later) within just a couple of minutes.

For patients who use public transport, there are bus stops located on both Banstead Road and Beeches Avenue, within 50m of each of the pharmacies. Site 1 is therefore at least as accessible by public transport as site 2.

For anybody who currently lives in the Beeches area, or further afield, and travels to site 2 at present, the proximity of the two sites is such that their journey will be very straightforward wherever they travel from. It is clear that their physical access to pharmaceutical services

will not be materially diminished following the closure of site 2.

Excluding site 2, there are 11 other pharmacies within a 1-mile radius of the pharmacy our client proposes to close. These pharmacies are as follows:

Name	Address	Distance from closing pharmacy	Opening hours
Banstead Pharmacy (site 1)	79 Banstead Road. Carshalton Beeches, SM5 3NP	0.1 miles	Mon-Fri 9am to 7pm Sat 9am to 5.30pm
HE Matthews Pharmacy	148 Stanley Park Road, Carshalton, SM5 3JG	0.4 miles	Mon-Fri 9am to 6pm Sat 9am to noon
Park Lane Pharmacy	40 High Street, Carshalton, SM5 3AG	0.7 miles	Mon-Fri 9am to 6.30pm Sat 9am to 1pm
Sutton Pharmacy	86 Westmead Road, Sutton, SM1 4HT	0.8 miles	Mon-Fri 9am to 7pm Sat 9am to 1pm
Kamsons Pharmacy	Jubilee Health Centre, Shotfield, SM6 0HY	0.8 miles	Mon-Fri 8.30am to 7pm Sat 9am to 1pm
First Pharmacy	108 Woodcote Road, Wallington, SM6 0LY	0.9 miles	Mon-Fri 9am to 6pm Sat 9am to 4pm
Boots	42/43 Wallington Square, Wallington, SM6 8RG	0.9 miles	Mon-Fri 9am-7pm Sat 9am to 5.30pm Sun 10am to 4pm
Manor Pharmacy	75 Manor Road, Wallington, SM6 0DE	0.9 miles	Mon-Fri 9am to 6.30pm Sat 9am to 1pm
Cooper & Co (Chemist)	3-5 Grove Road, Sutton, SM1 1BB	1 mile`	Mon-Fri 9am to 6pm Sat 9am to 1pm
SG Barai Chemist	39 Erskine Road, Sutton, SM1 3AT	1 mile	Mon-Fri 9am to 5.30pm Sat 9am to 1pm
Kamsons Pharmacy	Wrythe Lane, Carshalton, SM5 2RE	1 mile	Mon-Fri 8.30am to 6.30pm Sat 9am to 1pm

(Note: all information taken from www.nhs.uk)

As the table above clearly shows, there is alternative provision nearby. There are 11 other pharmacies within one mile, one of which opens for 7 days a week. Most notably, site 1 is located only 290m from the closing pharmacy and has the same opening hours in terms of opening and closing times.

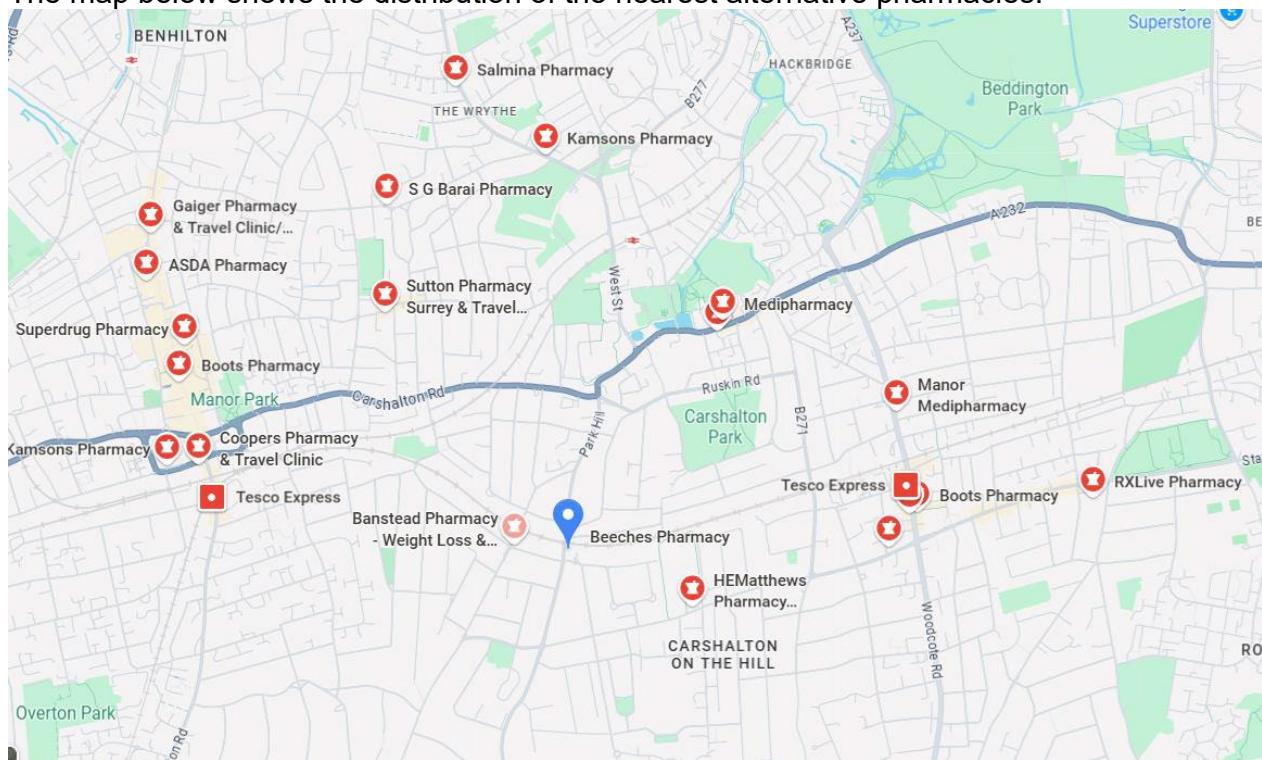
These 11 pharmacies are located throughout the surrounding area, so there is plenty of choice of provision for residents who live in Carshalton Beeches itself and beyond.

Importantly the distribution of pharmaceutical services will not be materially affected

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following this consolidation. Patients will retain access within the Beeches area and, as an alternative, plenty of other locations a short distance away.

The map below shows the distribution of the nearest alternative pharmacies.



In terms of opening hours, the remaining pharmacy trades for 58.5 hours per week (from 9am to 7pm Monday to Friday and 9am to 5.30pm on Saturday) and the closing pharmacy trades for exactly the same hours.

It is clear, therefore, that there will be no reduction in the hours for which pharmaceutical services are available in Carshalton Beeches as a result of this consolidation.

The pharmacy premises at site 1 have the capacity, resources, and expertise to absorb the patients of the closing pharmacy without a decline in service quality.

The services currently offered at site 2 will continue to be available at site 1, ensuring that patients will have no reason to seek alternative providers.

All prescription records and ongoing medication arrangements at site 2 will be carefully transitioned to site 1. This means patients will not experience any disruption to their prescription regimens, nor will they need to undertake any administrative tasks related to the move.

It is clear therefore, that the proposed consolidation will not result in a material reduction in choice or access for patients. Not only will there remain a pharmacy within 300m of the closing site but there are other pharmacies located a relatively short distance away. Between these pharmacies they open all the hours for which there is a meaningful demand for pharmaceutical services.

Securing improvements or better access

When considering an application under regulation 18 the fundamental test is whether granting the application will secure improvements or better access in respect of pharmaceutical services.

In respect of improvements, there is no evidence of any shortfall in current service provision by the consolidating pharmacies. Both pharmacies provide a comprehensive range of pharmaceutical services and the consolidated pharmacy is required to provide all of the pharmaceutical services offered by each of the pharmacies at present. Furthermore, there is no evidence of complaints regarding the service provided by either pharmacy. Therefore, there is no reason to believe that there will be any shortfall in the service provided by the consolidated pharmacy.

Additionally, there is no evidence of any improvements required in respect of the numerous other pharmacies located within the area.

It follows that, if service provision after Site 2 closes continues to meet the needs of the population, there is no reason to grant an application that would secure improvements as there is no evidence that improvements are required.

In terms of access to pharmaceutical services, it is clear, for the reasons we have provided earlier, that access to services across Carshalton, and the wider area as a whole is excellent given the number of pharmacies within a short distance.

Choice

When considering choice, as previously stated, there are 11 pharmacies (excluding the closing pharmacy) within a 1-mile radius of the closing pharmacy. This ensures that patients will continue to have choice of pharmacy location if this consolidation application is approved.

There is no evidence, therefore, that should this application be granted, there is a risk that a future application at this location would be granted on the basis of improved choice.

Patients sharing protected characteristics

Relevant protected characteristics in this case are those relating to the accessibility of pharmaceutical services. These are typically age and disability i.e. matters that affect physical accessibility. Given the proximity of the closing site and site 1, it is clear that patients who previously attended the closing pharmacy will have no difficulties attending the other pharmacy regardless of their means of travel for the reasons we have provided previously.

As accessibility for these patients will be maintained there is no evidence that a future application made to secure improvements in access for these patient groups would be successful.

Innovation

There is no evidence of any gaps in pharmaceutical services provision in the area concerned that would be addressed through the provision of innovative pharmaceutical services.

The general area

Finally, to our knowledge there are no relevant changes planned within the area in the foreseeable future that would materially affect the demand for pharmaceutical services within this area.

Conclusion

Taking into account the number of pharmacies within close proximity and their accessibility, there is no evidence that a future application made at this location to improve access (either physically or in respect of opening hours) would be successful given that the closure of one pharmacy would have no material impact of access to pharmaceutical services.

In fact we would suggest that after the closure of site 2 it is inconceivable that any application made to the ICB to 'replace' this pharmacy would be approved. Given this is the relevant legal test, in our opinion there are no grounds to refuse this application.

In conclusion there is no reason to believe that any gaps will be created as a result of this consolidation.

Kamsons Pharmacy Comments

We consider that the applicant has made a considered case and the application should be approved.

Boots Comments

The information provided by the applicant suggests that no gap would be created as a result of a consolidation of these two pharmacies, however we trust that NHS England will ensure that the application meets all the criteria of Regulation 26A before approving this application. We have no further comments to submit in relation to this application at this time but would be most grateful if you could inform us of the decision of NHS England in due course.

Applicants Further Comments

None were made

Would granting the application create a gap in pharmaceutical services that could be met by a current or future needs, or improvements or better access, application?

The applicant has provided detailed information regarding how patients use the pharmacy and how they access the pharmacy. It is noted that there are no objections, just a request to ensure that the application adhere to the regulations.

We have noted that the HWBB have not made any comments on this consolidation application.

The two pharmacies are situated quite close to each other under 300m away. The remaining site is easily accessible to patients even if they have to pass the closing site to access it. We do not see that closing this site would create a gap in the area that could be met by a current or future needs or improvement or better access application.

The PSRC have determined that the application is granted.

The services the applicant undertakes to provide at the remaining premises are the same as the services being provided at the two existing premises (whether or not, in the case of enhanced services, the ICB chooses to commission them); and

The applicant will provide the same services at the remaining location as at the two existing

locations.

The provision of pharmaceutical services will not be interrupted (except for such period as the ICB may for good cause allow).

There will be no interruption of services except for any period that the ICB Agrees.

Decision

The PSRC have determined that there is enough information within the papers to decide the application without an oral hearing.

There are no pharmacies within close proximity of the proposed site, therefore regulation 31 does not apply.

Regulation 26A

- the same services and hours are planned for the new premises.
- there will be no interruption of services

The PSRC have determined that the application fits the criteria for regulation 26A and has been granted.

Determination made by London PSRC on behalf of NHS South West London ICB.