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Wokingham Borough Council
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06/08/2026

Our reference: Crowthorne / 3210 / 060826 / MB

Dear Sir/Madam,

NMA Application, Crowthorne

We write on behalf of the applicant, Barchester Healthcare, to apply for a variation of condition to planning permission reference **223256**.

The purpose of this variation of condition is to seek approval for the addition of a substation located near the north-east corner of the building. Following enquiries with the Distribution Network Operator (DNO), it has been determined that there is insufficient low-voltage (LV) capacity on the existing electricity network. Consequently, a new substation is required to meet the operational requirements of the proposed care home.

The addition of the substation will also provide a wider benefit to the local area by increasing available LV capacity for future electrical infrastructure works, including new developments, electric vehicle (EV) charging infrastructure and potential connections for photovoltaic (PV) systems. As part of the substation works, a high-voltage (HV) route will also be provided, which could facilitate future HV connections for larger developments in the surrounding area.

The location of the substation has been carefully selected to avoid any impact on the existing trees within the site. It is also positioned away from the resident accommodation areas of the care home, minimising both operational and visual impacts. To accommodate the substation, two car parking spaces have been relocated to the southernmost part of the car park.

Supporting Documents:

CURRENT DRAWING	PROPOSED NEW/ REPLACEMENT DRAWING
3210-HIA-01-XX DR-A-0102 Rev P5 - Proposed Site Plan	3210-HIA-01-XX DR-A-0102 Rev P7 - Proposed Site Plan
3210-HIA-01-XX-DR-A-0103 Rev P1 - Proposed Wider Site Plan	3210-HIA-01-XX-DR-A-0103 Rev P3 - Proposed Wider Site Plan
N/A	EDS 07-0102.01 Rev E Substation Details

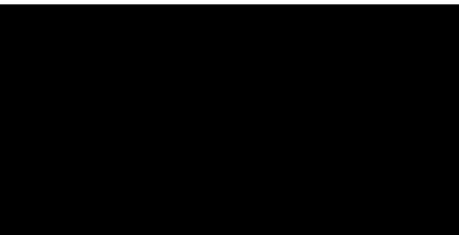
Please note that the site plans also reflect the approved landscape proposals (Revision D), as approved under Condition 7 (Application No. 251808).

Conclusion

A new substation is required due to the lack of available LV capacity within the existing electricity network. Given the constraints of the site, the proposed location has been selected to minimise impacts on existing trees, the operation of the care home, and the visual appearance of both the development and the surrounding area.

We would ask that you get in touch if you wish to discuss any aspect of this application in further detail.

Yours sincerely



Michael Bond
 On behalf of Harris Irwin Architects