

Compliance Assessment Report CAR_NRW0049353

Licence being assessed: WA/055/0004/0004.
For: Neuadd Isaf, held by Francis william staveley Bedell.
At: Neuadd Isaf, Penybont, Llandrindod Wells, Powys, LD1 5SW.

Type of assessment: Audit, Reason: Routine.
On 19/08/2025, between 11:30 and 12:00.
Parts of licence assessed: All

NRW Lead Officer: Ffion Jones.
Report sent to: Mr John Agnew , Site Manager , on 10/09/2025.

1. Summary of our findings (full details in section 4)

Part of licenced activity assessed (criteria)	Assessment result	Licence condition
WR-H1 - Water Abstraction - Borehole infrastructure - Infrastructure and accessibility	C3 Minor	3.1 Borehole dimensions

Result types are explained in more detail in the 'Important Information' section below.

2. What action is required?

Criteria	Action needed	Complete by
WR-H1	Please gather information on dimensions of borehole and associated works.	08/10/2025

Action criteria codes are listed in the 'Important Information' section below.

3. What will happen next?

Any non-compliance we have identified and recorded on this form is an offence. It can result in criminal prosecution or civil sanctions being imposed depending on the circumstances of the offence.

At this time, we do not intend to take any further action.

This statement does not stop us from taking additional enforcement action if further relevant information comes to light or offences continue.

4. Details of our assessment

Natural Resources Wales officer Ffion Jones attended Neuadd Isaf Poultry Farm on the 19th August to inspect the Licence to Abstract WA/055/0004/004. Many thanks for your time.

NRW officer Ffion Jones was made aware that the site has never received a copy of the

permit and therefore, unsure of the conditions they must comply with.

Powys Drilling were used to drill the borehole but are no longer in business. The site use AMS for servicing borehole every 6 months and pumps every 3 months. AMS also test the borehole every 10 days to ensure all is operating efficiently.

Water is abstracted for the poultry houses only. Each house record daily consumption and a monthly meter reading is taken from the meters in the water treatment hut. The water is abstracted from a borehole to a 50,000L storage unit and then from there feeds into each poultry house and also used for washdown at the end of the crop. The maximum consumption for the poultry houses would be 35,000L / day (bird numbers have recently been reduced due to AVARA initiatives).

All failures and maintenance work are logged in the diary with the action taken. The pipework from the borehole to the water storage unit is underground and thereafter to the poultry houses a mixture of below and above ground pipework. No leaks have been detected in the pipework. Regular servicing and maintenance checks are done to ensure all is working correctly.

The site are looking to expand poultry numbers which will increase the abstraction volumes. Mr Agnew suggested a new groundwater supply to feed the additional poultry houses and therefore, the expansion will not impact this licence. Please note, if you decide to drill a new borehole and the abstraction is likely to be greater than 20m³ per day, then another abstraction licence will be needed.

Non compliances

1) Borehole dimensions

As per condition 3.1, please provide NRW with records of borehole and associated work dimensions by the 8th October 2025.

3.1 A borehole not exceeding 117 metres in depth and 170 millimetres in diameter with slotted 100 mm diameter plastic pipe from 75 metres below ground level to the base of the hole at 117 metres below ground level with a submersible pump.

Advice and Guidance

Please note, the Licence to Abstract expires in March 2027.

Please note the correct permit number is Licence to Abstract WA/055/0004/004. You may notice that the permit number on the CAR form is incorrect. Please ignore this error.

--

If you have any queries about this report, or to discuss completion of any actions, please contact the NRW Officer named above.

Important information

Legal status of this report

Your licence is issued to you under the Water Resources Act 1991 as amended by the Water Act 2003. You have a responsibility to comply with the conditions of your licence and prevent pollution/harm to the environment. You must also ensure that you comply with any other relevant legislation that may apply to your site's operations.

This report explains the findings of our assessment and any action you are required to take. We categorise non-compliance using our guidance for assessing non-compliance at regulated sites.

When we find potential non-compliance/s we will normally give you advice on how to maintain compliance.

To correct non-compliance, we may:

- require you to take specific actions
- issue a notice.

Any advice and guidance we give will be without prejudice to any other enforcement response that we consider may be required.

Assessment results and non-compliance categories (used in section 1):

Assessment result	Description
Assessed (A)	Assessed or assessed in part, no evidence of non-compliance found
Action only (X)	Action only relating to the activity assessment
Ongoing (O)	Ongoing non-compliance, not scored

Non-compliance category	Description
C1 Major	Potential to have a major, serious, persistent and/or extensive impact or effect on the environment, people and/or property
C2 Significant	Potential to have a significant impact or effect on the environment, people and/or property
C3 Minor	Potential to have a minor or minimal impact or effect on the environment, people and/or property
C4 No environmental impact	Non-compliance at a regulated site that cannot foreseeably have any impact on the environment, people and/or property

If your assessment result in Section 1 is suspended, what does this mean?

In line with our guidance, we may suspend non-compliance for up to six months to allow time for remedial action to be taken. These will be re-instated if the action is not completed.

Full list of Water resource action criteria (used in section 1 and 2):**WR A: Abstraction specified by Licence**

- WR-A1 Source of supply
- WR-A2 Points of abstraction
- WR-A3 Means of abstraction
- WR-A4 Purposes of abstraction
- WR-A5 Period of abstraction
- WR-A6 Quantities
- WR-A7 Land
- WR-A8 Other specified on licence

WR B: Abstraction measurement and records

- WR-B1 Means of measurement
- WR-B2 Recording
- WR-B3 Reporting

WR C: Surface / Groundwater level and protected flow

- WR-C1 Minimum hands-off flow/level requirements
- WR-C2 Flow/level measurement devices
- WR-C3 Recording
- WR-C4 Reporting

WR D: Environmental monitoring and information

- WR-D1 Recording
- WR-D2 Reporting
- WR-D3 Notifications

WR E: Fish and eel passage

- WR-E1 Infrastructure specified by licence
- WR-E2 Maintenance and records

WR F: Discharge

- WR-F1 Point of discharge
- WR-F2 Infrastructure
- WR-F3 Measurement
- WR-F4 Recording
- WR-F5 Reporting

WR G: Impoundment specified by licence

- WR-G1 Inland water to be impounded
- WR-G2 Manner and extent of impoundment
- WR-G3 Point(s) of impoundment
- WR-G4 Construction and removal requirements
- WR-G5 Other specified on licence

WR H: Borehole infrastructure

- WR-H1 Infrastructure and accessibility
- WR-H2 Maintenance and calibration

Enforcement response

Any licence condition non-compliance is an offence and we may take legal action against you. Action we take can include prosecution or civil sanctions. See our Enforcement and Sanctions Guidance for further information.

Data protection notice

You should make sure that anyone named in this report knows that the information it contains will be processed by Natural Resources Wales to fulfil its regulatory and monitoring functions and to maintain the relevant public register(s).

We may also use and/or disclose the report in connection with:

- offering or providing you with our literature or services relating to environmental matters
- consulting with the public, public bodies and other organisations (e.g. Health and Safety Executive, local authorities) on environmental issues
- carrying out statistical analysis, research and development on environmental issues
- providing public register information to enquirers
- investigating possible breaches of environmental law
- assessing customer service satisfaction and improving our service
- Freedom of Information Act or Environmental Information Regulations requests.

We may also pass it on to our agents or representatives to do these things on our behalf.

Disclosure of information – this report will be available to view on-line

If you think this report contains commercially confidential information that should not be placed on our public register, you must contact your local Natural Resources Wales office within **fifteen working days** of receiving this report, using the contact details in the accompanying email or letter. You must give a full explanation of why it should not be added to our public register, including specifying which information is commercially confidential. We will assess your request and respond to you within 20 working days to let you know if we agree to your request.

What do I do if I disagree with the report or have a complaint?

If you disagree with this compliance assessment report, you should contact the lead officer without delay to discuss your concerns.

If you are unable to resolve the issue with the lead officer or their line manager you should contact our Customer Contact team on 0300 065 3000 (Mon to Fri 08:00 – 18:00), or email enquiries@naturalresourceswales.gov.uk for details of how to raise your dispute further through our Complaints and Commendations procedure.

If you are dissatisfied with our response, you can contact the Public Services Ombudsman for Wales by phone on 0300 7900203 or by email at ask@ombudsman.wales

Welsh Language Standards

We are committed to establishing Natural Resources Wales as a naturally bilingual organisation. We will provide compliance reports in your preferred language.