

Compliance Assessment Report CAR_NRW0049376

Licence being assessed: WA/055/0008/0003.

For: Borehole, held by Farmpoint Ltd.

At: Nobley, Walton, Presteigne, Powys, LD8 2NU.

Type of assessment: Site Inspection, Reason: Routine.

On 01/09/2025, between 10:00 and 11:00.

Parts of licence assessed: All

NRW Lead Officer: Ffion Jones, accompanied by Shaun Rees.

Report sent to: Richard Bull, Site Manager, on 12/09/2025.

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
WR-D1 - Water Abstraction - Environmental monitoring and Information - Recording	C3 Minor	8.1(iii)
WR-A5 - Water Abstraction - Abstraction specified by licence - Period of abstraction	C3 Minor	6.1
WR-C1 - Water Abstraction - Surface/groundwater level and protected flow - Minimum hands-off flow/level requirements	C2 Significant	9.2

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 provide NRW with records of borehole dimensions including depth and diameter and all other associated works.	10/10/2025
WR-D1	Please ensure that meter readings from the main meter located in the borehole shed is available at all times for NRW inspection.	13/09/2025
WR-A5	Please provide NRW with meter readings from main meter from 01/06/2025 - 12/09/2025	10/10/2025
WR-C1	Please do not abstract any water from the borehole while the flow of the River Lugg is less than a level of 0.360 metres at the Byton gauging station.	12/09/2025

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.

You are non-compliant with your licence.

At this time, we are issuing you with a warning for the non-compliance recorded above. Warnings may influence future enforcement response for continued or further non-compliance.

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 officers Ffion Jones and Shaun Rees attended Evenjobb Poultry Site to inspect the Licence to Abstract WA-055-0008-0003. Many thanks Richard Bull for your time.

Non compliances identified:

1) Means of Abstraction

Please provide NRW with details and information regarding the borehole and its associated works including borehole depth and diameter by the 10th October 2025.

2) Records

As per condition 8.1(iii) of your environmental permit, records shall be kept and made available for inspection at all times.

8.1 (iii) Each record shall be kept and be made available during all reasonable hours for inspection by NRW for at least 6 years.

Please ensure meter readings are taken and recorded from the main meter located in the borehole shed. These records need to be made available for NRW inspection at any time.

3) Quantity of Water to be Abstracted

While on site, officers viewed poultry crop charts that noted water consumption of birds in each house. Please ensure in future that total water abstraction records are kept from the main meter on site located by the borehole.

Please provide NRW with total water abstraction records from 01/06/2025 - 12/09/2025 by the 10th October 2025.

4) Further Conditions

While on site, the site manager was asked to stop abstracting immediately as per condition 9.2 (River Lugg level 0.24m on the 1st September 2025). An email was sent on the 4th September 2025 to ensure that no abstraction takes place until water levels in the River Lugg return to required levels. Mains water is supplied to the site and therefore, this should

be used at times when the licence does not allow for abstraction.

As per condition 9.2, please DO NOT abstract water from the borehole while River Lugg levels are less than 0.360 at Byton gauging station.

9.2 No abstraction shall take place when the flow in the River Lugg as gauged at Byton gauging station is equal to or less than 105,000 cubic metres per day. 105,000 cubic metres per day is equal to a level of 0.360 metres at the Byton gauging station

Information with regard to River Levels can be found here - [River levels, rainfall and sea data](#)

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.