

DRUMPHIN
FOWLIS WESTER

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The Pow of Inchaffray Drainage Commission
Per Savills
Earn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RA

7th February 2020

Dear Sirs

POW OF INCHAFFRAY DRAINAGE COMMISSION

An inspection of the Pow was carried out on Friday 7th February 2020. The inspection was carried out by the writer. The inspection was limited to key viewing points below Dollerie Bridge from which point a full inspection was carried out up to Bachilton Bridge.

General Comments

On the day of inspection, the Pow was running at a moderate level. The water was relatively clear but the bed of the Pow could not be readily seen.

River Earn Confluence

Not inspected.

Powmill Farm

The Pow at Powmill farm was inspected and being a free flowing stream is in good order.

Millhills Bridge

The condition of the Pow appeared satisfactory at this point.

Southwood Bridge

The condition of the Pow appeared satisfactory at this point.

Dollerie Drive Bridge

The condition of the Pow at this point is good. It was noted that there are young trees growing on the bank below the bridge showing some sign of beaver activity.

Dollerie Road Bridge to Muckle Burn

This section was generally in good order. There is some minor slippage and disturbance to revetting on the right bank at the Triangle Wood. At the confluence with the Muckle burn the left bank has been eroded by high water from the Muckle Burn and partly collapsed into the bed of the Pow.

Muckle Burn to Auchlone Bridge

The condition of the Pow has deteriorated since the last inspection and the width of the channel has been reduced mainly by vegetation. There is a slippage on the left bank approx. 50m upstream of the Muckle Burn and another on the bend midway to Auchlone. The excavator track is overgrown and needs clearing with a mechanical flail. There is significant beaver damage on the left bank at Auchlone Wood with many trees ring barked and a number felled into the Pow where they are partially blocking the flow and requiring early removal. There is a major slippage on the right bank approx. 50m downstream of Auchlone Bridge which appears to have been caused by a blocked drainage outfall.

The Red Burn

Viewed from the excavator track the Red Burn appears to be in acceptable condition.

Auchlone Bridge to Woodend

The condition of the Pow at Auchlone Bridge has also deteriorated since the last inspection with signs of significant beaver activity. Trees have been felled into the Pow and others ring barked. There are significant slippages and the Pow channel is much reduced and restricting drainage upstream. The excavator track is overgrown in places and needs to be cleared to allow maintenance work to be carried out. No works have been carried out by the council to replace the former foot bridge at Woodend and there is a slippage at the site of the former right bank buttress which constricts the channel.

Ardbennie Burn

The Ardbennie Burn was last cleaned in the Autumn of 2013 and the lower sections remain in fair condition. Upstream sections have silted up and are restricting drainage of the adjacent land. It is understood that the relevant heritors plan to carry out maintenance work themselves given the Commission's limited budget for work. Improvement of the inlet to the large diameter culvert under the Pow road is desirable, as this would prevent obstructions causing water to back up the Ardbennie Burn.

Drumphin Burn

The Drumphin Burn is in good condition.

Woodend Bridge to Abbey Bridge

The general condition of this section of the Pow is generally acceptable although the section between the Sweepstank confluence and Abbey Bridge has become overgrown and the channel is restricted. There is evidence of beaver damage on the left bank at the Abbey but no sign of recent activity.

Sweepstank

The Sweepstank ditch is in an acceptable condition.

Abbey Bridge to Newrow

The Pow is generally running freely but on this section. There is some beaver damage to trees below Madderty Station but this has not yet affected the Pow. The 2019 maintenance programme for cleaning the Pow from the Gorthy Mile confluence up to Balgowan has been completed and the channel is in good condition on this section.

Carsehead Mile

In good order.

The Gorthy Mile Burn

The channel appears in good order when viewed from the Pow. There is strip of mature hardwoods on the left bank of the Gorthy Mile running down to the Pow confluence. Many of these trees have been ring barked by beavers and should be removed before they fall into the watercourse or the adjacent fields.

Newrow Burn

Not inspected, but at the last inspection noted to be overgrown and in need of being cleaned. The two large hardwood trees on either side of the Newrow ditch confluence with the Pow have been ring barked and the eastern tree appears to be close to falling. The tree should be winched into the field before it collapses into the Pow.

Newrow to Balgowan Bridge

This section of the Pow is in good condition having been recently cleaned. However most of the many large hardwood bankside trees have been partially or wholly ring barked by beavers and will require to be removed before they collapse into the Pow which most of them lean over.

Balgowan Bridge to confluence with Jessie Burn

This section of the Pow including the confluences with the Cowgask and Jessie burns is in good order having been recently cleaned.

There are three large hardwoods on the Jessie confluence which have been ring barked by beavers which will require to be removed.

Cowgask Burn

The lower section of the Cowgask Burn is generally in reasonable condition. The upper sections, particularly in the area of the gas compressor station when viewed on other occasions are becoming overgrown.

The Jessie Burn

The Jessie Burn viewed from the Pow appears to continue as a fast flowing stream.

Bachilton Pow

The Bachilton Pow is slow running due to the accumulation of silt and weeds and it would benefit from being cleaned. A number of young trees have been planted on the excavator track adjacent to the Balgowan houses and will need to be repositioned to allow the excavator to clean the Pow. The trees should be replanted to the side of the track.

There are several small trees mainly on the left bank which have collapsed into the Bachilton Pow and are restricting the flow.

Balgowan Ditch

The Balgowan ditch running down the east side of the housing is overgrown but the channel appears to be running freely at present.

Newmiin Ditch

The Newmiin ditch has been blocked by a metal dam as a component of the farm environmental scheme. The dam has restricted flow and encouraged weed growth and unless the dam is removed and improvement of the drainage of the adjacent field required there is no maintenance required.

Photographs

Photos of the inspection are circulated with this report.

2020 Maintenance programme

Bearing in mind the current budgetary constraints, works which might be included are noted below in order of priority:

1. Clean Pow from Dolerie Bridge to Woodend.
2. Assist heritors in removal of beaver damaged trees from side of Pow.
3. Clean Pow from Woodend to Gorthy Mile.
4. Clean Bachilton Pow.

Yours faithfully



Jonathan Guest FRICS