

**DRUMPHIN**  
**FOWLIS WESTER**  
**CRIEFF**  
**PERTHSHIRE**  
**PH7 3NJ**

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

16<sup>th</sup> March 2021

Dear Sirs

**POW OF INCHAFFRAY DRAINAGE COMMISSION**

An inspection of the Pow was carried out on Tuesday 16<sup>th</sup> March 2021. The inspection was carried out by the writer and Mrs Anna Moray Parker. The inspection was limited to key viewing points below Dollerie Bridge from which point a full inspection was carried out up to the Newmiln ditch.

**General Comments**

On the day of inspection, the Pow was running at a moderate level. The water was slightly coloured so the bed of the Pow could not be readily seen except in the shallow sections. The general condition of the Pow is fair reflecting the limited maintenance work carried out in recent years. There is considerably less evidence of recent beaver activity than in the last few years due to the success of the beaver control regime by the commission's contractor.

**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.

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### **Southwood Bridge**

The condition of the Pow appeared satisfactory at this point.

### **Dollerie Drive Bridge**

The general condition of the Pow at this point is good. However it was noted that there are young trees growing on the bank below the bridge. A large tree has also fallen across the Pow approximately 50 yards below the bridge which needs to be removed.

### **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 but this does not require immediate attention.

### **Muckle Burn to Auchlone Bridge**

The condition of the Pow on this section is good following the cleaning carried out in 2020. There is some evidence of movement in the revetting which will need to be monitored. The Pow would be improved by occasionally being cleaned from the south bank so as to maintain the flow evenly between the banks both of which are revetted.

In recent years there has been extensive beaver damage to the bankside trees at Auchlone wood with many trees falling into the Pow. The fallen trees have been removed since the last inspection and no new beaver damage was observed on this inspection.

### **The Red Burn**

Viewed from the excavator track the Red Burn appears to be in acceptable condition. The condition of the large stone culvert through which the Red Burn runs under the excavator track has deteriorated since the last inspection but remains adequate for the present. In due course it will need to be replaced by a large diameter concrete or Armco pipe.

### **Auchlone Bridge to Woodend**

The condition of the Pow at Auchlone Bridge is much improved since the last inspection with no fresh beaver activity noted. The Pow is generally in good condition following the 2020 cleaning and the heavy undergrowth on the excavator track has been cleared by hydraulic flailing. The soils on this section are particularly unstable and sections of the revetting have been disturbed by movement of the bank following the cleaning. These sections need to have the bank re-profiled and the revetting realigned to prevent constriction of the Pow.

No works have been carried out by the council to replace the former foot bridge at Woodend and it seems unlikely this will occur in the foreseeable future given the councils' budgetary constraints.

The right bank has collapsed where the former north bridge buttress was located. The collapse has undermined the adjacent field and will need to be rectified before the damage gets worse.

### **Ardbennie Burn**

The Ardbennie Burn was last cleaned in the Autumn of 2013 and the lower sections remain in fair condition. Upstream sections have been cleaned out at the cost of the heritors whose land is affected given the Commission's current 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 good from the Sweepstank confluence downstream as this section was cleaned in 2020. Cleaning the Pow from the Sweepstank confluence upstream to Abbey Bridge remains outstanding although the condition of the section is still acceptable.

### **Sweepstank**

The Sweepstank ditch is in an acceptable condition.

### **Abbey Bridge to Newrow**

The Pow is generally running freely but on this section although cleaning of the Pow from Abbey Bridge to the Gorthy Mile junction is overdue. The 2019 maintenance programme included cleaning the Pow from the Gorthy Mile confluence up to Balgowan and the channel is in good condition on this section.

There is some evidence of fresh beaver activity on the south bank at Redhills and this requires attention.

### **Carsehead Mile**

In good order.

### **The Gorthy Mile Burn**

The channel appears in good order when viewed from the Pow. There is a strip of mature hardwoods on the left bank of the Gorthy Mile running down to the Pow confluence. Many of these trees were ring barked by beavers and these were removed over the winter before they fell into the watercourse by the affected heritor.

### **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 trees should be winched into the fields before they collapse 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 when they die and 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 cleaned in 2019.

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

### **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 requiring no active maintenance.

### **Bachilton Pow**

The Bachilton Pow is very slow running due to flat gradient which results in 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. There is fresh beaver damage in this area.

### **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.

### **Newmiln Ditch**

The Newmiln 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.

## 2021 Maintenance programme

The maintenance works recommended for consideration by the commissioners are noted below in order of priority:

1. Make good slippages at Kintocher and realign revetting.
2. Clean Bachiiton Pow.
3. Repair bank at Woodend footbridge
4. Remove dead trees at Newrow Burn junction (contractor or affected heritors to do this? )
5. Remove dead tree below Dollerie Drive bridge.
6. Clean Pow Sweepstank confluence to Gorthy Mile.

Yours faithfully



Jonathan Guest FRICS