

On 23 Sep 2024, at 13:25, [REDACTED]

I am very pleased indeed to tell you that the blocked pipe is no more!

Flowrite Drainage have today replaced just over 4m of the old concrete pipe with 300mm Twinwall pipe and joined the new to the old with Flexseal Couplers. (Photos available if of interest).

It took some time to locate it but, when found, it was quickly apparent where roots had got into the pipe. The problem section was close to the Waterhaw boundary and opposite the trees and bamboo. A lot of work was needed with digger and manual labour to get through the heavily rooted area and expose the pipe. About 4 junction points had root problems and the size of some of the root inside the pipe was amazing. No wonder there was very limited water flow. A camera inspection checked that all the root problem was dealt with.

I also asked them to do some dredging of the catch pool which has improved it a bit, but it does need regularly monitoring and clearing as needed. The sandbags have been positioned to encourage the water towards the pipe without blocking the flow under the tree. I estimate about one third of the water flow now goes down the pipe. The water is coming out at the far end of the pipe and I noticed a trickle is making its way slowly down Withies Lane ditch and wasn't far from the pond when we finished a couple of hours ago. However, I think it's going to take time before we see a flow again behind the cottages.

I think the ground disturbed will recover fairly quickly and I'm not planning to do anything further with it. If anyone wants to seed it, they are very welcome! The old pipe sections that are still there should be removed soon.

Going forward I suggest the following:-

1. I strongly recommend that the ditch at the exit end of the pipe is immediately cleared and dug out for a few metres. That would improve the outflow which in turn would increase the inflow volume from the catch pool.
2. Keep an eye on the flow into the pipe and the state of the catch pool. There is a lot of silt in the pipe entrance and early sections of the pipe. This may get washed through. If not, maybe some rodding to disturb it will help. If it remains a problem, I know Flowrite could water jet it but they only have low intensity kit. Full power jet wash from another contractor would be expensive from quotes I have had.
3. I think it would be a good idea for a grid to cover the mouth of the pipe entrance to prevent larger debris getting into it.

I will be getting an invoice at the end of the month which I will settle. I'll then let you know and we can discuss!

It's been over 2 years of investigations into why we weren't getting the normal flow, so it's even more pleasing to have finally solved it.