



### **Higher Moors accessible hide replacement Flood Risk Assessment (FRA)**

Being a wetland site in close proximity to the sea, Higher Moors is located within Flood Risk Zone 3, meaning the site has a relatively high likelihood of flooding. However, as this project is related to nature conservation and recreation, it is classed as “water-compatible development” in the vulnerability classification of the National Planning Policy Framework, the least vulnerable classification. Therefore, as per the Planning Practice Guidance, the vulnerability classification is compatible with the flood risk zone.

The hide itself, as is with its pre-existing predecessor on the same site, will sit on a series of stilts, keeping the floor level well above the water level. The distance between the water level and floor level of the hide will vary due to local climatic conditions, but has not reached the level of the hide floor in living memory. This is most likely because Porth Hellick Pool has an outfall pipe on the south-eastern side, which drains excess water under the sand dune bank and into the sea on Porth Hellick beach.

However, in the event of an extreme weather event causing the water level to exceed the hide floor, suitable mitigation measures will be in place to minimise any risks to users of the hide. The current floor of the hide is at the same level as the boardwalk which leads around the central part of the reserve. The paths at the entrances to the reserve which lead to the boardwalk sit lower than the boardwalk, meaning these would be completely inundated before the boardwalk, and therefore the hide itself. If the paths become inundated, the reserve will be closed to the public by the Isles of Scilly Wildlife Trust to prevent members of the public from injury. Therefore, if the water level ever reached the floor level of the hide, the reserve would already be closed to the public, and so injury to any members of the public using the hide would be extremely unlikely.

Being made primarily of wood, the hide itself would not suffer any significant damage if an unprecedented flood event did occur (perhaps in the future due to climate change and sea level rise). Therefore, after flood waters had receded, the hide would be safe to be used again subject to a safety check by the Trust.

Furthermore, being sat on stilts, the new hide will not result in any loss of floodplain storage, nor would it impede any water flows.