

Sustainable Drainage (SuDS) Approval Body (SAB)

FLOOD AND WATER MANAGEMENT ACT
2010 (Schedule 3)



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Introductions & Context

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The Flood and Water Management Act 2010 (Schedule 3) requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

The SAB is established to:

- Evaluate and approve drainage applications for new developments where construction work has drainage implications, and;
- Adopt and maintain surface water drainage systems according to Section 17 of Schedule 3 (FWMA).



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CCC Experience

1. What Requires SAB Approval?
2. Exemptions.
3. What's Changed?
4. Designing Differently.
5. Tips for a Successful Application.
6. Room for Improvements.
7. Frequently Asked Questions.

1. What Requires SAB Approval?

The requirement for SAB approval applies to **all construction work which has drainage implications** where the development or redevelopment is more than a **single dwelling house** or involves the construction of a building or other structure covering an area of land equal to or **greater than 100 square meters** (unless it falls under one of the specific exemptions or transitional arrangements).

Construction work

Anything done by way of, in connection with or in preparation for the creation of a building or other structure;

Drainage implications

Construction work will have drainage implications if the building or structure will affect the ability of the land to absorb rainwater.

2. Exemptions to the requirement for approval

SAB approval is not required for:

- Permitted development covering an area of land under 100m².
- Development of single dwellings that have drainage implications but the area of land covered by the construction work is less than 100m².
- Works requiring development consent as a nationally significant infrastructure project.
- Strategic Road schemes.
- Network Rail.
- Harbours.
- Drainage Board.

3. What's changed?

- The assessment of proposed Stormwater Management Systems has now been separated from the LPA planning process.
- Before construction starts; two permissions are required.
- Nearly all proposed Stormwater Management Systems must now be; assessed and approved (via application) by a SAB.
- Developers must now include SuDS within their Stormwater Management Systems.
- If Developers cannot include SuDs, developers must provide robust evidence for not doing so.

4. Designing Differently.

- “Think about stormwater management first and attempt to mimic nature.”
- Consider the antecedent hydrology of the site and how you can use existing topography and flow paths to divide the site into sub-catchments to guide the (sustainable) drainage design.
- Read and apply the Standard Principles (at back of SAB App Form). These underpin the design of SuDS to meet the Statutory National Standards for SuDS for Wales.
- Apply the Surface Water Runoff Destination Hierarchy:
rainwater harvesting>infiltration>surface water body>surface water sewer>combined sewer
- Focus on Water Quality, Amenity and Biodiversity.
- Plan for Construction, Maintenance and Structural Integrity.

5. Tips for a Successful Application.

- Read the guidance notes (back of the SAB application forms), WG Statutory Standards for SuDS, CCC SAB website, CIRIA SuDS manual.
- Take advantage of the Pre-Application Service – submit a Pre-App, come in and talk to us early in the design process. We are here to help.
- Calculate the construction area carefully – that is building footprint plus car parking areas, access tracks, roads and other areas of permeable/impermeable surface cover.
- Input this area (in hectares) into the CCC fee calculator to determine the required fee.
- Recognise the importance of on-site infiltration testing in accordance with BRE365 guidance:

To prove infiltration drainage is appropriate **and** to demonstrate where it's not.

- Apply the “Exception Criteria” approach and provide supporting evidence for each design decision.
- Try to answer **all** the questions and provide the relevant plans, drawings, reports, supporting calculations etc.

6. Room for Improvements.

- SAB to continue to provide; education, guidance, advice through events, meetings, website development etc. Pre-App advice is free within CCC at the moment.
- CCC and all 22 local authorities in Wales are providing practitioner feedback to Welsh Government (WG) through the SAB Implementation Group facilitated by the Welsh Local Government Association (WLGA).
- Take the opportunity to also provide feedback. For example; what improvements would you like to see?
- Take the opportunity to learn yourselves. For example; how many have read the standards?

7. Frequently Asked Questions.

Welsh Government have recently published a guidance document for developers etc titled Frequently Asked Questions (FAQs). Guidance on 100 questions relating to:

- Context
- Implementation
- SAB Approval and Adoption Role
- The design, construction, operation and maintenance of surface water systems
- Statutory and non-statutory consultation
- SuDs application process
- SuDs adoption process

The document and further information can be found on the Welsh Assembly's website at: [WG - SAB Frequently Asked Questions](#)

THANK YOU!



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