

# Sustainable Drainage Approval Body (SAB)

**Michelle Johnson**  
**Rhodri Powell**

[Drainage@caerphilly.gov.uk](mailto:Drainage@caerphilly.gov.uk)

01443 866511

Highways House, Penmaen Ind Est,  
NP12 2DY



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# Sustainable Drainage Approval Body (SAB)

- Schedule 3 of Flood and Water Management Act 2010
- What is a SAB application?
- What is the SAB?
- Why do we need SUDs in Wales
- Why the SUDs approach
- Welsh Statutory Standards
- Approval process
- Caerphilly's SAB set up



**Michelle Johnson**

[johnsm@caerphilly.gov.uk](mailto:johnsm@caerphilly.gov.uk)



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**CAERPHILLY**




# Flood & Water Management Act 2010

## Schedule 3: Sustainable Drainage

Commencement Date: **7<sup>th</sup> January 2019**

- All new developments of more than 1 dwelling or where the construction area is => 100m<sup>2</sup> require Sustainable Drainage Approval
- Design, built and maintained to Ministerial Standards
- Approved by the SuDs Approval Body (SAB), prior to commencement



Flood and Water Management Act  
2010

CHAPTER 29

CONTENTS

PART 1

FLOOD AND COASTAL EROSION RISK MANAGEMENT

*1. Key concepts and definitions*

1 "Flood" and "coastal erosion"  
2 "Risk"  
3 "Risk management"  
4 "Flood risk management function"  
5 "Coastal erosion risk management function"  
6 Other definitions

*2. Strategies, co-operation and funding*

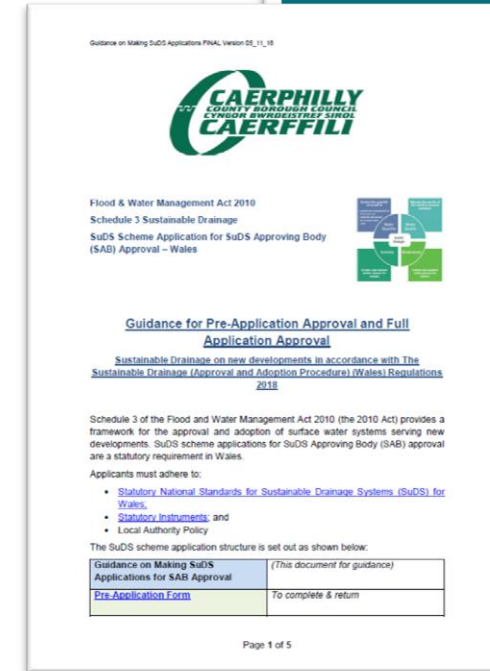
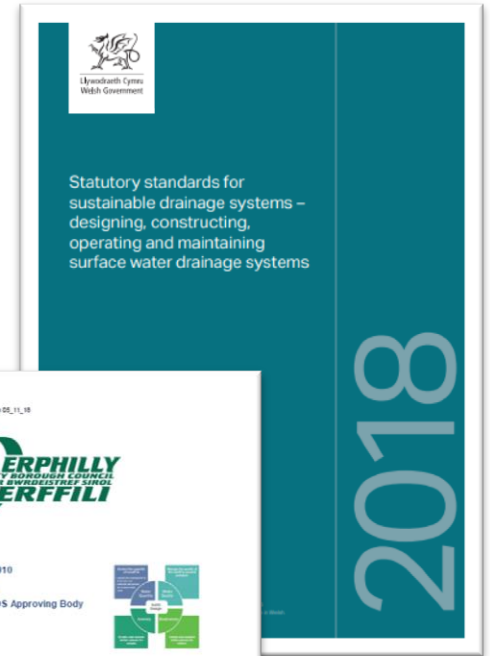
7 National flood and coastal erosion risk management strategy: England  
8 National flood and coastal erosion risk management strategy: Wales  
9 Local flood risk management strategies: England  
10 Local flood risk management strategies: Wales  
11 Effect of national and local strategies: England  
12 Effect of national and local strategies: Wales  
13 Co-operation and arrangements  
14 Power to request information  
15 Civil sanctions  
16 Funding  
17 Levies

*3. Supplemental powers and duties*

18 Environment Agency: reports

# What is a SuDs Application?

- Demonstrates compliance to the Statutory SuDs Standards
- Submitted to the SAB
- Be in a form prescribed by the SAB



So, what is a SAB?

## SuDs directly deliver and contribute to our statutory functions

- Under Schedule 3 FWMA 2010 **duty** to approve SuDs  
**Flood & Water Management Act 2010**
- Duty to Adopt in compliance with standards  
**Except single curtilage sites**
- Act alongside Lead Local Flood Authority Functions  
**i.e Ordinary Watercourse Consent, Asset Register**



Local Flood Risk Management Strategy



April 2013



CAERPHELLY COUNTY BOROUGH COUNCIL



Preliminary Flood Risk Assessment Report (PFRA)

May 2011



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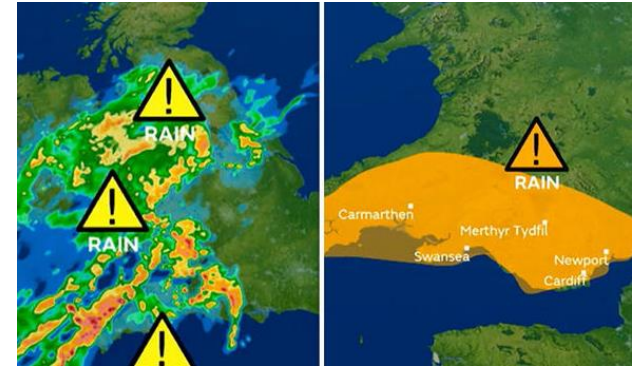




# Why do we need SuDs in Wales?

## SuDs are nothing new

- Surface Water is a serious problem  
A major cause of flooding impacting citizens, communities and the economy.
- Flood risk is on the increase  
Owing to climate change and urbanisation
- Increased Local Flooding due to overloading of constrained and ageing drainage systems  
Limiting development opportunity



# Why the SUDs approach? ..... nothing new...been around for years

- SUDs mimics natural drainage  
Close to source...multiple additional benefits
- Tradition drainage – Pipe to pond/tank.  
Large volumes.. No additional benefits...adoption issues
- Management Train using series of components  
Spreads the volumes.... Additional benefits
- Working with natural processes





# Why the SUDs approach?.....

- Improved water quality
- Easy to maintain
- Benefits:
  - Access to green space
  - Improved air quality
  - Biodiversity
- Support development resilience to climate change





# Welsh Government Statutory Standards...

- Set of over-arching Principles
- Standards
- Guidance on delivery of Technical Standards
- Demonstrate how they have complied with these principles or provide detailed justification for any departure.



# Welsh Government Statutory Standards...

- **Six Standards**
  - S1. Runoff Destination**
  - S2. Hydraulic Control**
  - S3. Water Quality**
  - S4. Amenity**
  - S5. Biodiversity**
  - S6. Construction, Operation & Maintenance**



# Statutory Standards...

## ➤ Six Standards

### S1. Runoff Destination

- Priority 1: Surface Water (SW) is collected for use
- Priority 2: SW is infiltration to ground
- Priority 3: SW is discharged to watercourse
- Priority 4: SW is discharge to a SW Sewer, Highway Drain or another drainage system
- Priority 5: SW is discharged to a combined sewer

Drainage across a site will have difference destinations. i.e not all to watercourse.





# Statutory Standards...

- Six Standards
  - S2. Hydraulic Control**

Manage SW Runoff from and on the site to protect;

- people
- property
- environment
- water quality
- morphological changes



# Statutory Standards...

- Six Standards
  - S3. Water Quality

Manage SW Runoff from and on the site to protect;

- people
- property
- environment
- water quality
- morphological changes



# Statutory Standards...

- Six Standards
  - S4. Amenity

SuD's are visually better, provide education etc....

Enhance the provision of high quality, attractive public space which provides Health & Wellbeing Benefits.





# Statutory Standards...

- Six Standards
  - S5. Biodiversity**

Create ecologically rich green/ blue corridors in development

Enrich biodiversity value by linking network of habitats and ecosystems together



# Statutory Standards...

- Six Standards
  - S6. Design for Construction, Operation & Maintenance

Design robust SW drainage systems which are:

Easy/ safe to construct

Easy/ safe to maintain

Easy / safe to operate.



# Approval Process

- A fundamental change
  - All design information submitted up-front (Full App) to make a determination
  - All Wales Application Form
  - Limited scope to use conditions.
- SAB Legal Agreement
  - Secure Non-Performance Bond
  - Maintenance Funding
  - Inspection Regime
  - Land Transfers etc
- Appeal & Enforcement Process





# Caerphilly's Sustainable Drainage Approval Body

What's been done for implementation.....

- **Being part of various Welsh Government Advisory/ T&F Groups**
- **Purchased Software**
- **Set up processes and procedures**
- **CCBC SAB Website**
- **Application Forms**
- **Developing Online Payments**
- **SuD's Training courses**
- **Regional working**
- **Service Level Agreements (with other LA's)**
- **Developing Legal Agreements**
- **SuD's Design & Adoption Manual**
- **Developer Engagement Workshops**
- **Consultant Engagement Workshops**
- **Internal Awareness Workshops**

Caerphilly is leading the way on SuDs implementation



Sustainable Drainage Systems (SuDs)

Technical Standards –

Design and Adoption Manual

The screenshot shows the Caerphilly Council website. At the top, there is a navigation bar with the Caerphilly Council logo, a 'STAY CONNECTED' button, and a search bar. Below the navigation bar, there is a menu with options: Popular tasks, Resident, Business, Things to do, The council, and Get involved. The main content area is titled 'SAB (Sustainable Drainage Approval Body)' and contains the following text:

**SAB (Sustainable Drainage Approval Body)**

On 7 January 2019 a significant change on drainage requirements will be introduced across Wales.

Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with mandatory National Standards for sustainable drainage (SuDs).

It also requires surface water drainage systems to be approved by a SuDs Approving Body (SAB), before construction work with drainage implications may begin. With the exception of single curtilage sites, the SAB has a duty to adopt these systems.

**Some questions answered**

**Schedule 3 and the Flood Water Management Act – How does it affect CCBC?**

Schedule 3 establishes SABs in unitary authorities and the FWMA gives those bodies statutory responsibility for approving, and in some cases adopting, the approved drainage systems.

**What is a SAB and how it affects my development?**

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).

Surface water drainage systems serving new development must be designed and built in accordance with standards for sustainable drainage published by Welsh Ministers. These

On the right side of the page, there is a 'Contact us' sidebar with the following options:

- Email
- Telephone
- Address



# Sustainable Drainage Approval Body (SAB)

## Setting up a SAB...

Rhodri Powell

[powelr4@caerphilly.gov.uk](mailto:powelr4@caerphilly.gov.uk)



# Caerphilly Sustainable Drainage Approval Body

## What's been done for implementation.....

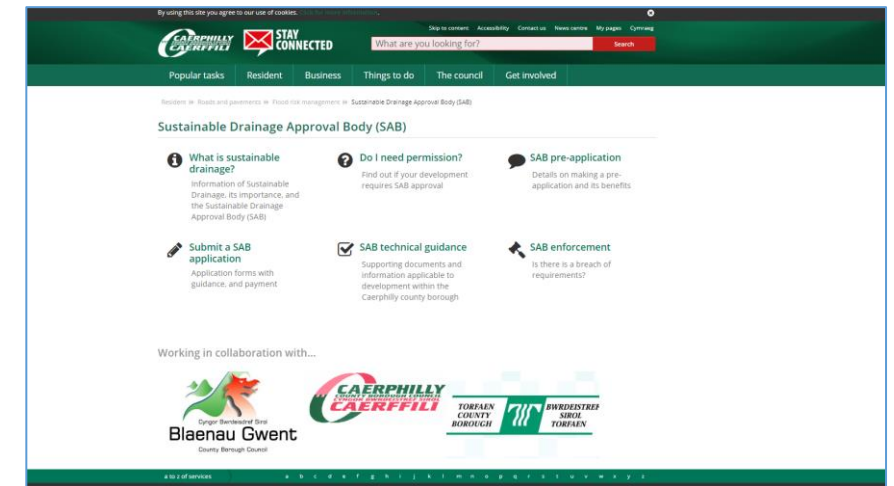
- Engagement/ Awareness
- Application Forms
- Processes and Procedures
- SuDs Design & Adoption Manual
- Being part of various Welsh Government Advisory T&F Groups



Sustainable Drainage Systems (SuDs)

Technical Standards –

Design and Adoption Manual



Caerphilly is leading the way on SuDs implementation



# Welsh Local Government

## What's been done for implementation.....

- 22 Unitary Authorities in Wales
- ✓ 22 Lead Local Flood Authorities
- ✓ 22 Sustainable Drainage Approval Bodies

All deliver a wide range of services. In SAB terms... 22 ways to deliver the same function.

- Regional Working  
Welsh Government keen to promote regional collaboration.  
Consistent approach to SAB delivery across Wales
- Some not receptive to new approach



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**Caerphilly County  
Borough Council**





# Engagement & Awareness

## Trying to create a consistent message.....

- Consistent message from WG/ WLGA
  - WG Consultations
  - WLGA Briefing notes – shared by SAB's
  - Statutory Guidance for LA
  - Training (all Wales)
- Developer / Consultant Workshops
  - House Builders Federation
  - A new approach
  - Forming relationships
- Internal Local Authority Awareness
  - Internally 12 workshops... who is impacted?
    - ✓ Parks & Landscaping / Building Consultancy
    - ✓ Highways / Rights of Way
    - ✓ Planning / Engineering projects

The image shows two overlapping screenshots. The left one is a 'WLGA Briefing' document titled 'Clarification on Schedule 3' dated February 07th 2019. It discusses the implementation date for Schedule 3 of the Flood and Water Management Act 2010 and mentions that it requires sustainable drainage on all new developments of or over 100m². The right screenshot is from the Welsh Government website, showing a news article titled 'Sustainable drainage systems on new developments' last updated on 08 January 2019. The article states that from January 2019, all new developments of more than 1 dwelling house or where the surface area is 100m² or more, will require Sustainable Drainage Systems (SuDS).

**Sustainable Drainage (SuDS) Statutory Guidance (DRAFT)**  
For local authorities on the implementation of Schedule 3 to the Flood and Water Management Act 2010, the mandatory use of SuDS on new developments and approval and adoption by the SuDS approving body (the SAB)

**Sustainable Drainage Approval Body (SAB)**

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# Engagement & Awareness

## Trying to create a consistent message.....

- External Issues
  - Providing mixed messages
  - Inconsistent implementation advice

The image shows two overlapping screenshots. The left one is a 'WLGA Briefing' document titled 'Clarification on Schedule 3' dated February 07th 2019. It discusses the implementation of Schedule 3 of the Flood and Water Management Act 2010, which requires sustainable drainage on all new developments of or over 100m². The right screenshot is from the Welsh Government website, showing a news article titled 'Sustainable drainage systems on new developments' dated 09 January 2019. The article states that from January 2019, all new developments of more than 1 dwelling house or where the surface area is 100m² or more, will require Sustainable Drainage Systems (SuDS) or surface water. It also mentions that SuDS on new developments must be designed and built in line with the Statutory SuDS Standards published by the Welsh Ministers. A sidebar on the right lists 'Environment and countryside' with sub-categories like 'Environment - protection and quality', 'Flood and coastal erosion', etc.

**Sustainable Drainage (SuDS) Statutory Guidance (DRAFT)**

For local authorities on the implementation of Schedule 3 to the Flood and Water Management Act 2010, the mandatory use of SuDS on new developments and approval and adoption by the SuDS approving body (the SAB)

Version 3.0 20/10/11/1/22

**Sustainable Drainage Approval Body (SAB)**

Michelle Johnson  
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[Drainage@caerphilly.gov.uk](mailto:Drainage@caerphilly.gov.uk)

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NP12 2DY

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Some advising clients to put a pond at the corner of the sites.

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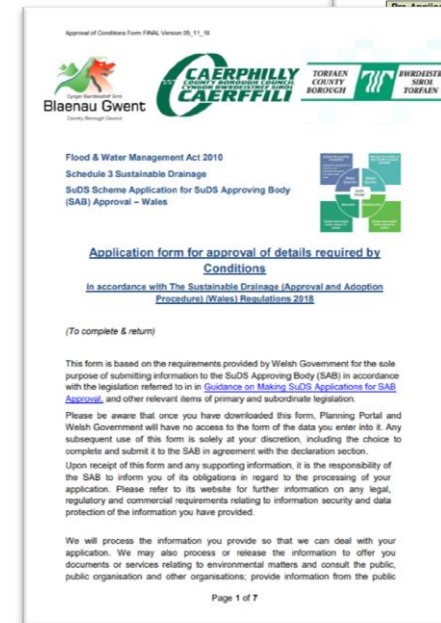
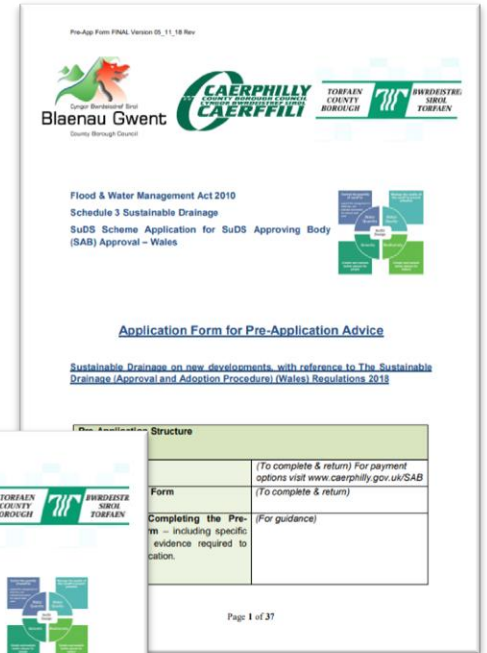
# Despite this..... Questions and still dispelling myths.....

- What is Sustainable Drainage?
- What is the SAB?
- Do I need to do this?
  
- SuDs will cost more money
- It will be a hazard

# Application Form

## What's been done for implementation.....

- Application Forms – **All Wales Standard**
- T&F Group - Mixed group from across Wales, including DCWW.
- **What forms do we need? The minimum....**
  - ✓ Pre-Application
  - ✓ Full Application
  - ✓ Discharge of conditions
  - ✓ All with detailed guidance



# Application Form – *Pre-Application*

## What's been done for implementation.....

W-App Form FINAL Version 05\_11\_18 Rev

**Compliance with Standard S3 – Water Quality**  
My proposed surface water drainage scheme will comply in the following way/s:

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1.  
2.  
3.

**Compliance with Standard S4 – Amenity**  
My proposed surface water drainage scheme will comply in the following way/s:

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1.  
2.  
3.

Page 12 of 37

Pre-App Form FINAL Version 05\_11\_18 Rev

**CAERPHILLY**  
COUNTY BOROUGH COUNCIL  
**CAERFFILI**

**Blaenau Gwent**  
County Borough Council

**TORFAEN**  
COUNTY  
BOROUGH

**Tŷ IWRDRETI**  
SIRFF  
TORFAEN

Flood & Water Management Act 2010  
Schedule 3 Sustainable Drainage  
SuDS Scheme Application for SuDS Approving Body  
(SAB) Approval – Wales

**Application Form for Pre-Application Advice**

Sustainable Drainage on new developments, with reference to The Sustainable Drainage (Approval and Adoption Procedures) (Wales) Regulations 2018

Pre-Application Structure	
Payment Form	(To complete & return) For payment options visit <a href="http://www.caerphilly.gov.uk/SAB">www.caerphilly.gov.uk/SAB</a>
Pre-Application Form	(To complete & return)
Guidance on Completing the Pre-Application Form – including specific information and evidence required to support the application.	(For guidance)


Page 1 of 37

- Non-technical validation
- Applicant details
- Site details
- Fee
- Compliance statements
  
- Technical Assessment – What is the minimum for meaningful advice
- Compliance to Principles
- Compliance statements (Standards S1 to S6)
- Evidence
  
- Checklists
- 37 pages

# Application Form – *Full Application*

What's been done for implementation.....

Full App Form FINAL Version 05\_11\_18



**Flood & Water Management Act 2010**  
**Schedule 3 Sustainable Drainage**  
**SuDS Scheme Application for SuDS Approving Body (SAB) Approval – Wales**



[Application Form for Full Application Approval of SuDS on new developments in accordance with The Sustainable Drainage \(Approval and Adoption Procedure\) \(Wales\) Regulations 2018](#)

Full Application Structure	
<a href="#">Full Application Form</a>	(To complete & return)
<a href="#">Guidance on Completing the Full Application Form</a> – including specific information and evidence required to support the application.	(For guidance)

(Use hyperlinks above to directly access the Form and Guidance)

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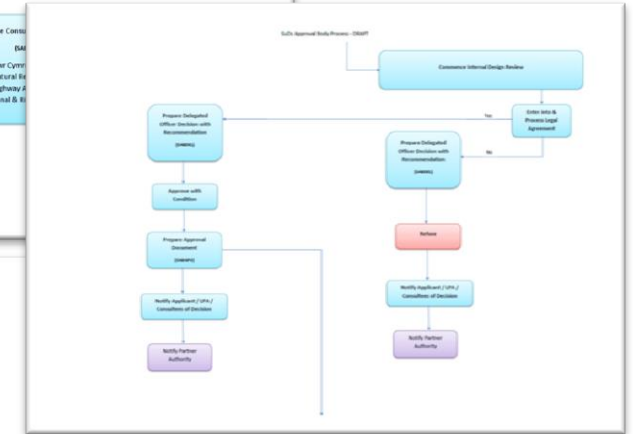
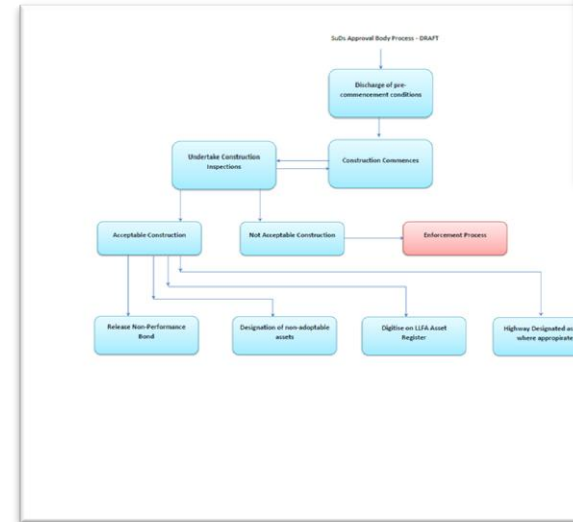
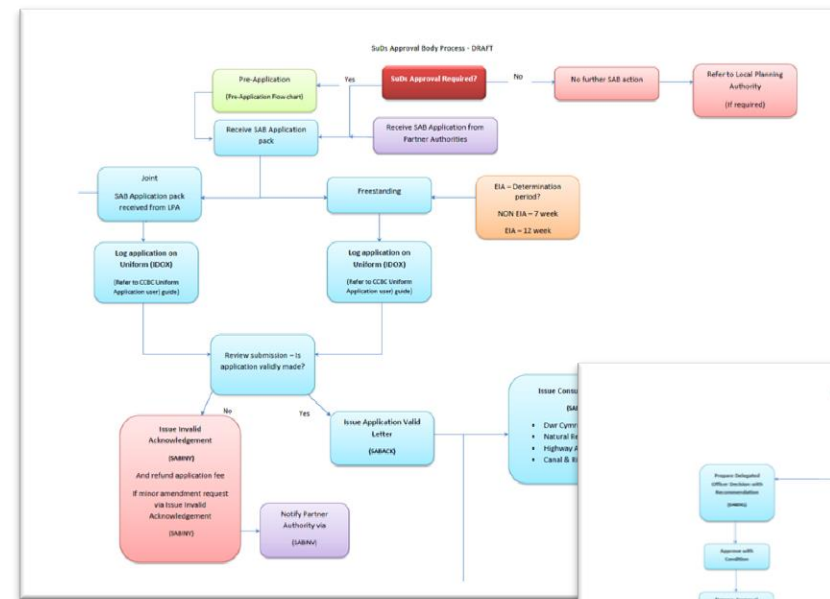
- Non-technical validation
- Applicant details
- Site details
- Fee
- Compliance statements
  
- Technical Assessment
- Assessment of flood risk
- Compliance statements (Standards S1 to S6)
- Discharge hierarchy
- Infiltration assessment
- Non-performance bond, adoption, option & maintenance
  
- Checklists
- 36 pages



# Process & Procedure

## What do we do from 7<sup>th</sup> January?.....

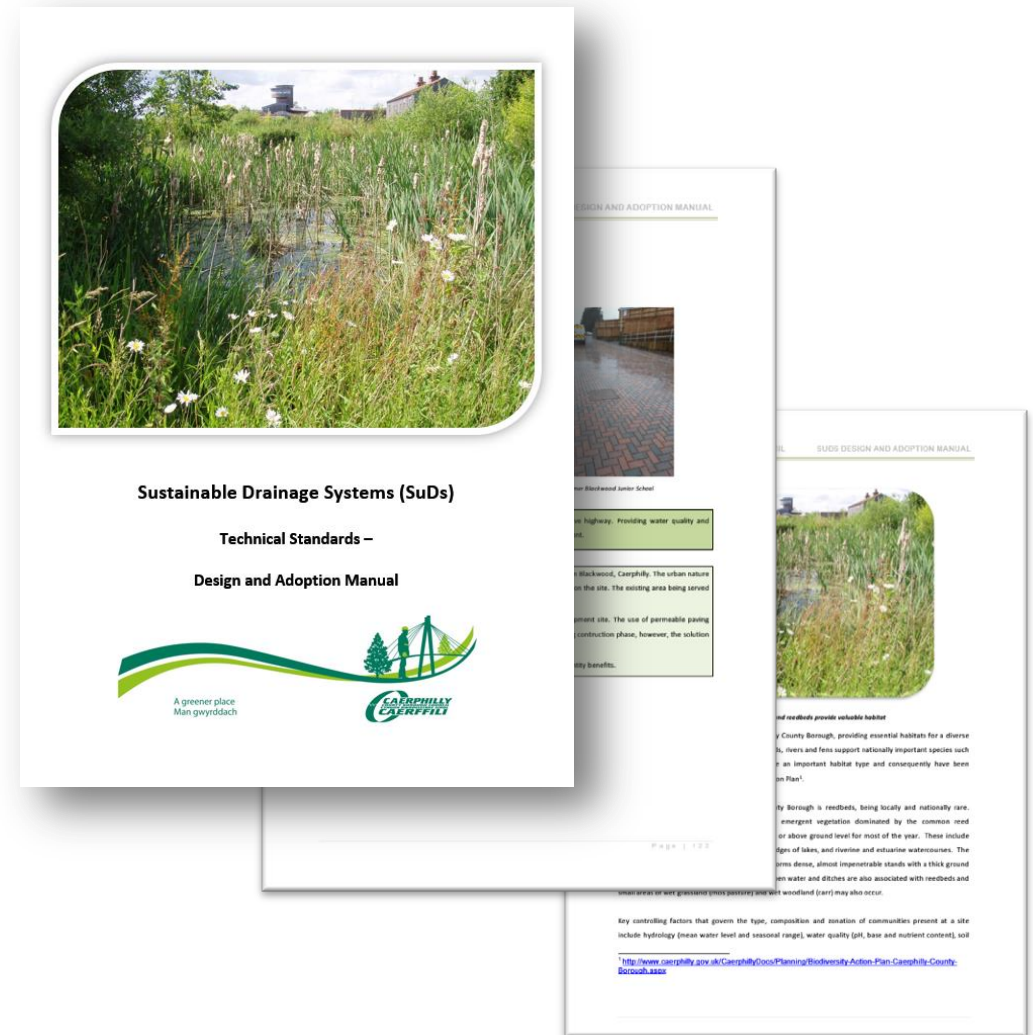
- Develop new processes
  - Mapping activities step by step
  - Inform applicants how it works
- Technical Approval
  - Clear audit trail needed
  - Standard letters
  - Standard process
  - Standard approach
  - Software



# Local Policy & Guidance

## What is the local context.....

- CIRIA SuDs Manual
  - Technical Standards
- CCBC – Design & Adoption Manual
  - What is the process in Caerphilly?
  - How do I get my site Adopted?
  - Planning/ Open Space implications
- Local Policy
  - Pre-Application Fees, charging regime
  - Land Drainage Byelaws



# Implementation Groups

## Other aspects considered.....

- Fees, Bonds and Commuted sums
  - SAB duty to adopt...
    - ✓ £168 charge per inspection
    - ✓ Non-performance bond
  
- How do we fund maintenance?
  - Commuted sums – needs consistency
    - ✓ 60 / 120 lifetime of development
    - ✓ Maintenance + replacement costs
    - ✓ Cost of the SAB undertaking works
    - ✓ Discount rate
    - ✓ County Surveyors Society methodology
  
  - ✓ Nothing new! Used for S38/ S278



## 2019... A year of change for SuDs?

- Are you watching Wales?.....
- We will make it work!

# Any questions?

