



# QuadConsult Limited

Consulting Civil & Structural Engineers

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# SAB Presentation to Home Builders Federation



# Summary

**From 7th January 2019, all new developments in Wales of more than 1 house or where the construction area is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.**

**Implementation of this new approach within England is expected in 2024.**

# What is SAB?

Schedule 3 to the Flood and Water Management Act 2010 (the 2010 Act) establishes SABs in local authorities. The legislation gives those bodies statutory responsibility for approving and in specified circumstances, adopting the approved drainage systems.

The SAB is established to:

- Evaluate and approve drainage applications for new developments where construction work has drainage implications, and
- Adopt and maintain SuDS schemes, subject to the conditions and exemptions specified in the 2010 Act<sup>3</sup>, such as single curtilage sites

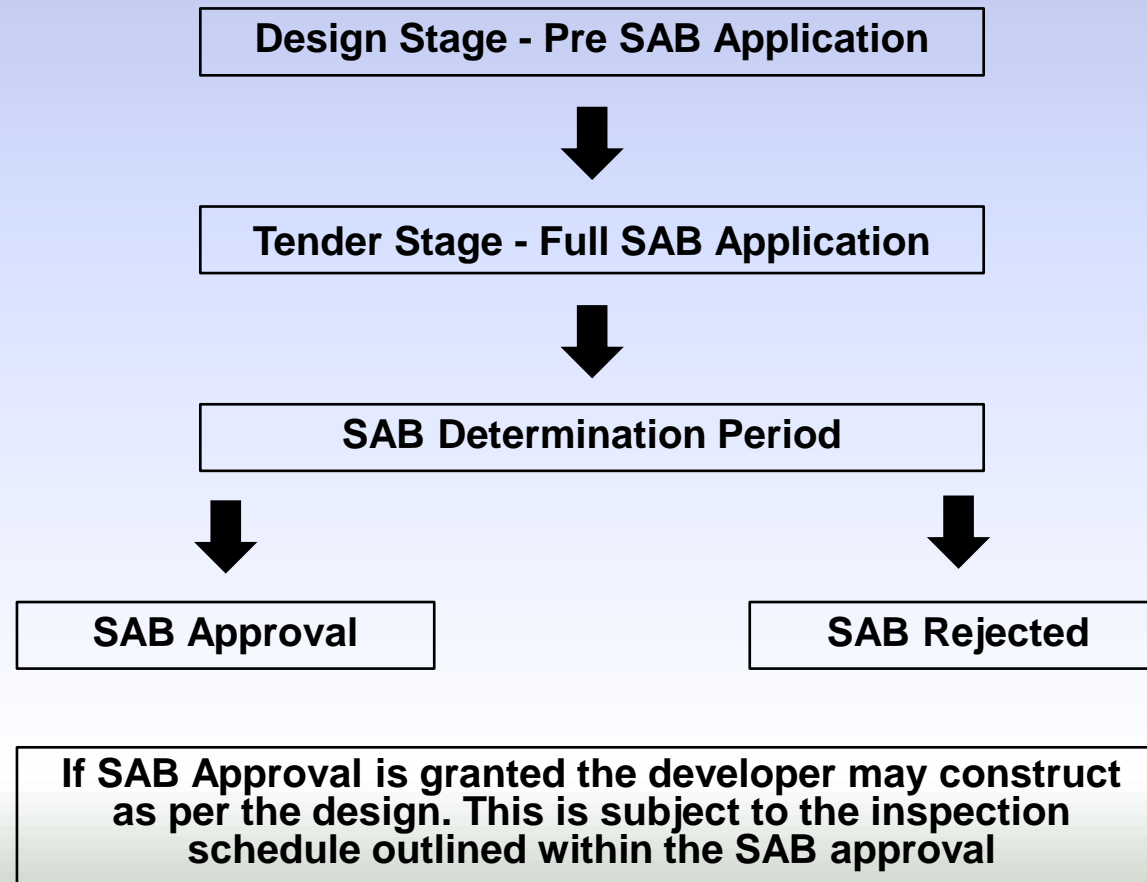
# What is a SAB Application?

Although Planning and SAB applications are separated, SAB applications may be submitted to the SAB for determination either directly as a free standing application or alongside the planning application via the Local planning Authority (LPA) as a combined application. To ensure relevant comments align which may influence the proposals, it is important to programme Pre-planning applications with Pre SAB applications, similar to a Full Planning Application aligning with a Full SAB Application.

A SuDs application demonstrates compliance with the statutory SuDs standards for the design, construction, operation and maintenance of surface water systems serving new developments.

It is also important to note that construction work which has drainage implications must not commence unless the proposed drainage system for the project has been approved by the SAB.

# SAB Application Process



# Government Statutory Standards for Sustainable Drainage Systems

## Six Standards

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



# Lessons Learnt

- Ensure early engagement with engineers and landscape architects to ensure SuDs features are incorporated into the architectural layout. Proposed layout to be driven by SuDs features and not the other way around.
- Adapt the design to reduce commuted sums by ensuring as many SuDs features remain private serving individual plots where possible. Reduce the amount of Permeable paving, as it will increase commuted sums significantly due to ongoing maintenance costs.
- An average commuted sum for a standard residential development is circa £4k per plot.
- Housetypes and traditional site layouts will need to be adapted to incorporate SuDs features. Link / Terrace housing does not easily work with SAB strategy / Adoption due to conveyance.
- Allocated on street parking is difficult to get approved through the SAB process with on plot parking preferred option.
- Basins / Ponds with water over 1m deep causes issues with adoption
- Cellular storage is not a preferred method of attenuation for schemes offered for adoption.
- Ensure Water Authority apparatus / foul sewers do not pass beneath SuDs features otherwise Water Authority will not adopt. Adequate service corridors to be considered within the layout.
- During construction stage of the SuDs elements, Inspection fees will be required by the SAB of £168 per visit (the SAB may charge upto £7500 per scheme)
- Ensure early engagement with SAB due to different approach / interpretation by each council



# Constructed SUDs Features



Bioretention Planters



Swale Inlet and Rain Garden



Permeable Paving