

Proof of Evidence of Daniel Musson

On behalf of the England and Wales Cricket Board

Appeal by ACCRUE (FORUM) LLP

Town and Country Planning Act 1990 Appeal Under Section 78

Description of development: Demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure

Site Address: Former B&Q, Great Stone Road, Old Trafford M32 0YP

PLANNING INSPECTORATE Ref: APP/Q4245/W/20/3258552
LOCAL PLANNING AUTHORITY Ref: 100400/OUT/20
SPORT ENGLAND Ref: PA/20/NW/TF/56065

November 2021

Evidence provided by:

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APPENDIX 1 - OVERSHADOWING TECHNICAL REPORT ECB

1. QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Daniel Musson. I hold a BA (Hons) in Politics (Manchester Metropolitan) and a PG Cert in Leadership and Management – Sports Construction (Loughborough).
- 1.2 I have been working in facilities management and development since 2003, starting my career in aircraft construction. I have been employed by the England and Wales Cricket Board (ECB) since June 2006 in a number of roles all related to facility development.
- 1.3 Since December 2019 I have been Head of Facilities Planning, managing two teams of Facilities Planning Managers in the professional and recreational game, overseeing a capital budget of over £13m with responsibility for planning, strategy and project development for cricket facilities in England and Wales.

2. BACKGROUND TO ECB

- 2.1 The England and Wales Cricket Board was established on 1 January, 1997 as the single national governing body for all cricket in England and Wales. The formation of the ECB was the culmination of a drive towards creating, for the first time, one unified body responsible for the management and development of every form of cricket for men and women. This included clubs, schools, juniors and youth, disabilities cricket, representative, first class and international cricket - the whole game from playground to the Test arena. The ECB took over the responsibilities carried out for some 30 years by the Test and County Cricket Board (TCCB), the National Cricket Association (NCA) and the Cricket Council, all of which ceased to exist. In April 1998 the Women's Cricket Association (WCA) was also integrated into the organisation.
- 2.2 ECB's current strategy is Inspiring Generations. Within this cycle we want to encourage more young people to form a lifelong relationship with cricket from an early age, to be passionate about the game throughout their lives, and pass this passion on for generations to come. Beyond just a new generation, we want people and communities to be united by the feeling that cricket is a game for them. This transcends simply participating, volunteering, following or attending, and gets to the heart of how people perceive cricket – as a game that has something to offer everyone.

2.3 ECB signed a Memorandum of Understanding (MoU) with Sport England in 2015 in relation to planning operations, including supporting local authority strategies. The MoU commits both organisations to share intelligence and technical knowledge to support the protection, enhancement and provision of cricket facilities (particularly playing fields).

3. CONTEXT FOR THE IMPORTANCE OF THE FINE TURF PRACTICE FACILITY

3.1 Emirates Old Trafford (EOT) is one of the leading cricket venues in the world and is one of a handful of stadiums in the UK to currently conform to the ECB facility standards for High Profile Match Venues (including Men's Test and International Cricket) and the International Cricket Council's (ICC) facility standards for international cricket venues.

3.2 EOTs status as a qualifying High Profile Venue has led to recent successful bids for packages of major matches, including Test, One Day International and International T20, several World Cup matches, including a semi-final, and is instrumental in its selection as a host venue for the Hundred.

3.3 Both the ECB and ICC facilities standards require a high quality fine turf practice facility to be available to teams involved in their competitions.

3.4 Lancashire County Cricket Club (LCCC) identified the need for a world class practice facility which led to the 2018 project to develop the current exceptional facilities (at a cost of £500,000).

3.5 While the practice facility is designed and maintained as an elite facility, it services a significant number of male and female professional users and talented individuals on the elite player pathway, including but not limited to England teams, visiting international teams, LCCC, Manchester Originals, Women's Regional Academy and Lancashire age groups.

4 PREJUDICIAL IMPACT OF THE DEVELOPMENT

4.1 The appellant set out the overshadowing impact of the development in a commissioned report from the Sports Turf Research Institute (STRI).

4.2 ECBs Head of Facilities Services, Dr Iain James, undertook a technical analysis of the STRI report and recorded his findings. Dr James is a world leading authority on cricket agronomy and prior to joining ECB designed the facility under review whilst employed as Technical Director for TGMS Ltd (a sports pitch design consultancy appointed as advisors to numerous national governing bodies, international federations, professional sports clubs and Sport England). Before joining TGMS Ltd, Dr James was a Senior Lecturer in Sports Surface Engineering at Cranfield University and undertook numerous research projects. The report sets out the full technical analysis of the proposal and advises on mitigation requirements.

4.3 The evidence provided by the appellant (report by STRI) demonstrates there is an impact of reduced light in critical winter months for fine turf renovation.

4.6 The appellants evidence neglects the impact of temperature reduction (which correlates directly to lack of light) and also introduces irrelevant scenarios relating to the temporary stand (which is demonstrated to have no impact in summer months and is never erected in winter

4.5 ECB believe there is a significant risk of impairment to the fine turf practice facility (by overshadowing) and it would be essential that this is mitigated by the introduction of growth lights.

4.6 While the impact of this will be in perpetuity, we have demonstrated that the economic cost of mitigation over a ten year period will be in the range of £164,930 to £182,930 (ex VAT and ex inflation).

5 OTHER MATTERS

5.1 We would like to further advise that we support LCCCs objections to the proposals in relation to their continuing development plans for the venue, noise matters and access.

6 CONCLUSIONS

- 6.1 The ultimate consequence of a failure of a key component of facility provision required under ECB High Profile venue facilities standards could be the loss of the ability to host major matches and/or a failure to succeed in any major match bidding process. The impact of this eventuality on the finances of LCCC, and the local economy, is measurable in millions of pounds as a result of the hundreds of thousands of annual visitors to the stadium.
- 6.2 As a result of the above, ECB advises that we object to the appellants proposal, in the absence of a mitigation strategy that addresses the impact on the world class practice facility (in perpetuity).

Appendices

APPENDIX 1 – Overshadowing Technical Report ECB