**THE DONCASTER (CITY GATEWAY — RAILWAY SQUARE AND PHASE 1)
COMPULSORY PURCHASE ORDER 2023**

REBUTTAL EVIDENCE

OF

MATTHEW LAMBERT

10 APRIL 2024

STATEMENT OF TRUTH

The evidence which I have prepared and provide for this Public Inquiry reference APP/ PCU/CPOP/F4410/3324357 in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions

Date: 10 April 2024

Signature:

1. QUALIFICATIONS AND EXPERIENCE

1.1. I am Matthew Lambert, a Principle Economic Consultant at Mott MacDonald and Technical Lead of Economics within Mott MacDonald's Cities Studio Team.

1.2. My qualifications and experience are set out in full at Paragraphs 1.2 – 1.4 of my Proof of Evidence, dated 27 March 2024.

2. OBJECTION OF ANDREW SKORUPKA

2.1. Mr Skorupka's Proof of Evidence raises a number of grounds of objections to the use of compulsory purchase powers. I have commented below in respect of those that are pertinent to my expertise and involvement with the scheme.

Paragraph 12: In respect of whether the Council has made the required case which is to demonstrate that there is a compelling case in the public interest for the CPO Scheme, which is being made to boost economic activity, I attach at appendix AS6, a summary from the Office for National Statistics regarding economic activity in Doncaster.

2.2. I note that Mr Skorupka does not in fact go on to make any particular point by reference to this information but having reviewed it I can confirm that these figures would not change or impact the economic analysis and appraisal included in the Full Business Case for the Scheme **(CD/9** and as further outlined in paragraph 4 of my Proof of Evidence)** and further, would not impact the outcome of the Value for Money assessment that formed part of that business case.

2.3. I also note that the data extraction from the ONS provided as an appendix to Mr Skorupka's Proof shows little change in recent years in the levels of unemployment and economic activity in Doncaster. This data shows that Doncaster had the fourth highest unemployment rate of all local authorities in the Yorkshire and the Humber region. This data does not support any changes to the analysis that has been produced for the Scheme and supports the arguments that were made in that analysis.

2.4. The inputs used in the economic analysis and appraisal remain unchanged. There is no reason to amend any data input or assumptions based on the data from the ONS provided by Mr Skorupka. The data that was used in the analysis was sourced from

the ONS, and this data from 2023 shows no significant changes that would require any amendments to be made to the economic model or the analysis overall.

2.5. The argument presented by the City of Doncaster Council and supported by the economic analysis is that Doncaster's economy will be improved by the Scheme. The data provided in the proof of Mr Skorupka demonstrates that Doncaster has the fourth highest unemployment rate in the region and its rates of economic inactivity and employment have changed little between 2022 and 2023.

3. CONCLUSION

3.1. As per my proof of 27 March 2024, it remains my professional opinion that the economic appraisal of the Scheme is robust, accurate and reflects the value of the Scheme to the economy of Doncaster and the wellbeing of its residents and workforce.