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Artificialised Land and Land Take: What Policies Will Limit Its Expansion and/or Reduce Its Impacts?

Maylis Desrousseaux, Bertrand Schmitt, Philippe Billet, Béatrice Béchet,
Yves Le Bissonnais, and Anne Ruas

The concepts of 'artificialised land' and 'land take' refer to specific land use and land use changes, respectively. Initially introduced by agronomists, who sought to identify the causes of agricultural land loss, the implementation of these concepts required the identification of various land uses and changes between them.¹ This has resulted in a distinction between four main types of use: agricultural uses, forestry uses, areas considered 'natural' and the rest, comprising 'artificialised land'. The

This article is based primarily on the results of a collective scientific report (ESCo) conducted by IFSTTAR and INRA at the request of the ministries responsible for Environment (MTES) and Agriculture (MAA) and ADEME. For the complete results, refer to the full report and summary, respectively:

– Béchet (coord.), Le Bissonnais (coord.), Ruas (coord.), et al. (2017a). *Sols artificialisés et processus d'artificialisation des sols, Déterminants, impacts et leviers d'action*. Rapport d'expertise scientifique collective réalisée à la demande du MTES, du MAA et de l'ADEME, IFSTTAR & INRA (France), 609 p.;

– Béchet, Le Bissonnais, Ruas (coord.), Schmitt B., Savini I., Desrousseaux M., et al. (2017b). Artificialised land and land take processes: drivers, impacts and potential responses. Summary of the collective scientific report, IFSTTAR-INRA (France), 127 p.

¹Slak and Vidal (1995).

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11 term 'land take' is therefore a negative construct; it designates areas removed from a
12 natural state (wasteland, natural grassland, wetland, etc.) or from forestry or agri-
13 cultural uses. This definition covers a wide range of land uses and surface coverings,
14 and with varying impacts from different processes. These include built and unbuilt
15 spaces that have the common characteristic of being strongly shaped by human
16 activity (housing, industrial buildings, roads, office buildings, construction sites,
17 quarries, mines, dumps, etc.). Green spaces associated with these uses (parks and
18 gardens, sports and leisure facilities, etc.) are also considered to be artificialised land.

19 Despite the lack of a clear, inclusive definition, and the consequent difficulty in
20 precisely determining its boundaries and heterogeneity, the concept of 'land take'
21 has flourished in public debates and political discourse. Because of the major
22 environmental impacts of human development on these areas and their continued
23 expansion, land take is now recognised as one of the main causes of biodiversity
24 loss. It has been one of the government's 10 'new wealth indicators'² since 2015
25 based on the work of the Stiglitz Commission³ and appears alongside growth
26 indicators, employment, human capital, social inequality, etc. as one of the two
27 indicators of environmental impact on French society (as well as carbon footprint, as
28 measured by greenhouse gas emissions). It was already recognised as an issue in the
29 National Biodiversity Strategy 2011–2020 and was part of the seven indicators
30 proposed in France's 2014 Strategy to measure the 'quality of growth'.⁴ Conse-
31 quently, Prime Minister Edouard Philippe specifically directed his environment
32 minister, Nicolas Hulot, to propose strategies 'to fight against land take and the
33 depletion of soils, one of the main threats to biodiversity'.

34 The importance of the issue of land take is usually emphasised in the public
35 debate by statements such as 'artificial land generates a loss of land resources for
36 agricultural use and natural areas', which indicates that its role in the degradation
37 of biodiversity and in the loss of agricultural land should be considered together.
38 This dual-faceted impact is ambiguous, however, as the preservation of agricultural
39 land and biodiversity are not necessarily convergent. It is legitimate to seek to
40 limit the environmental impacts of land take, as with all other human activities,
41 and this objective may be met in two ways: through changes in the methods of
42 artificialisation and organisation of these 'artificialised' spaces and by controlling
43 the expansion of these types of use.

44 Given the importance of land take in the public debate, and before considering
45 the policy levers that can limit its expansion or reduce its negative impacts, it is
46 necessary to better understand the phenomenon and precisely define its nature in
47 order to better understand its extent and impacts. In doing so, one encounters the
48 technical difficulties of its measurement and the false equivalence between the
49 related concepts 'land take', 'waterproofing' and 'urbanisation'.

²Service d'information du Gouvernement (2015), 74 p.

³Stiglitz et al. (2009), 324 p.

⁴Ducos and Barreau (2014), 12 p.

1	A Difficult-to-Grasp Concept, Artificialised Land Is	50
	the Variety of Land Use Supporting All Human Activities	51
	Other Than Agriculture and Forestry	52

Although this definition is based on the exclusion of certain land uses, ‘artificialised land’ comprises a wide variety of uses (in other words, all human uses other than agriculture and forestry). It therefore covers very different types of land use, with differing economic, social and spatial characteristics. Their delineation and measurement pose the first question.

1.1 Disagreements in Measurement 58

In attempting to measure land take in France, and in spite of the (relative) simplicity of identifying ‘artificialised land’ in principle, the object of the measurement, as well as methods, is problematic. This is illustrated by the significant discrepancies between the main statistical sources. For example, according to the Ministry responsible for Agriculture (using the French Teruti-Lucas data based on statistical surveys), 9.3% of French land was classified in 2014 as ‘artificial land’, whilst the Ministry of the Environment (using the European-wide Corine Land Cover data derived from remote sensing) estimated it to be 5.5% in 2012 (see Tables 1 and 2). Moreover, this national gap is accompanied by a strong inter-regional variability between the measurements; differences between the two techniques range from 2% for Île-de-France, whose artificialised surfaces are strongly agglomerated, to over 50% for regions where the land take is more limited but more dispersed.

The source of these discrepancies is found in the differing specific methods and techniques used to identify land use. Two elements in particular underline the limitations of the current tools. The first relates to the spatial resolution thresholds of remote sensing tools (for example, land use areas of less than 25 ha are not included in the Corine Land Cover measurements). The second relates to interpretation bias in the field or sampling bias inherent in statistical tools used in the Teruti-Lucas measurements. To overcome these limitations, efforts are currently underway to improve these methodological approaches. The basis of this is the availability of finer-resolution remote sensing data, along with the use of geographic information systems (GIS) (data integration, including cadastral data and linear features), which now make it possible to obtain more precise results. Increasing numbers of local authorities are now using these approaches for their planning documentation, and the expansion of these approaches to the entire country will allow more precise monitoring of the overall dynamics of land take.

Currently, the available data on land take in France illustrates the main trends in the phenomenon, but no quantitative measurement exists as a definitive reference for all relevant parties. These sources do clearly show, however, that land take is continuing, and comparative studies at international and European scales show that France lies near the European average, both in the proportion of artificialised

t1.1 **Table 1** Distribution of the area of mainland France by nature of occupancy according to Corine Land Cover 2006 (corrected data) and 2012

t1.2		2006			2012		
t1.3		Mha	% artificialised land	% total surface	Mha	% artificialised land	% total surface
t1.4	Continuous urban fabric	0.044	1.5	0.1	0.044	1.5	0.1
t1.5	Discontinuous urban fabric	2.208	74.8	4.0	2.253	74.3	4.1
t1.6	Industrial zones, commercial and public installations	0.359	12.2	0.7	0.385	12.7	0.7
t1.7	Transport infrastructure	0.103	3.5	0.2	0.109	3.6	0.2
t1.8	Other economic activities	0.098	3.3	0.2	0.098	3.2	0.2
t1.9	Green spaces and recreational areas	0.141	4.8	0.3	0.143	4.7	0.3
t1.10	Artificialised land	2.953	100.0	5.4	3.032	100.0	5.5
t1.11	Agricultural land	32.696		59.6	32.619		59.5
t1.12	Forest and natural lands	19.202		35.0	19.192		35.0
t1.13	Total surface	54.851		100.0	54.843		100.0

t1.14 Sources: SOeS, MTES

t2.1 **Table 2** Distribution of mainland France areas by nature of occupancy according to Teruti-Lucas surveys 2006 and 2014

t2.2		2006			2014		
t2.3		Mha	% artificialised land	% total surface	Mha	% artificialised land	% total surface
t2.4	Built-on land	0.756	16.5	1.4	0.923	18.1	1.7
t2.5	Coated or stabilised surfaces	2.159	47.3	3.9	2.456	48.1	4.5
t2.6	Non-linear areas	0.719	15.7	1.3	0.841	16.5	1.5
t2.7	Linear areas	1.441	31.5	2.6	1.615	31.6	2.9
t2.8	Other artificial lands	1.653	36.2	3.0	1.725	33.8	3.1
t2.9	Grassed land	1.465	32.1	2.7	1.583	31.0	2.9
t2.10	Unvegetated land	0.188	4.1	0.3	0.142	2.8	0.3
t2.11	Total artificialised land	4.568	100.0	8.3	5.104	100.0	9.3
t2.12	Agricultural land	28.591		52.1	28.029		51.0
t2.13	Forested land	17.042		31.0	17.033		31.0
t2.14	Other uses	4.718		8.6	4.752		8.7
t2.15	Total surface	54.919		100.0	54.919		100.0

t2.16 Sources: SSP, MAA

land and the rate of ongoing land take. However, land take in Europe is less intense than in other regions of the world.

Nevertheless, the uncertainty in the data on land take makes it difficult, indeed risky, to evaluate (especially quantitatively) the causes of land take and its effects on the environment or on agriculture. This issue of the precision of measurement is important given the prominence of the rate of land take in public debates and public policy monitoring, the latter being directly linked to biodiversity protection.

The use of land take measurements for the evaluation of impacts and determination of causes is further complicated by the very heterogeneous composition of 'artificialised land' and the divergence in the way they are classified by the two main tools currently used. Corine Land Cover focusses more on urbanisation, whereas Teruti-Lucas focusses more on the identification of permeable versus non-permeable surfaces (see Tables 1 and 2).

1.2 Is the Sealing of Surfaces Synonymous with Land Take?

All soils in artificialised lands undergo strong disturbances of their biogeochemical and physical characteristics through the extraction of material, inputs of exogenous materials (often mineral), mixing different soil horizons, changes in the nature of their cover, etc. Therefore, soil as a natural environment and ecosystem will be most directly affected by the change of use. Its structure, chemistry, biology, biodiversity (endogenous) and the ecology of its organisms will be modified to varying degrees. These changes, associated with the particular activities that develop on these soils (classified as SUTMA (Soils of Urban Industrial Traffic and Military Areas)), also strongly impact terrestrial (epigeic) and aquatic biodiversity, air and water quality, and the human living environment, regardless of the method of land take.

However, not all artificialised lands undergo a literal 'waterproofing' or 'sealing' of their surface. Significant areas of 'artificialised land' are not covered with a hermetic mineral cover and are therefore not 'sealed'. Thus, the Teruti-Lucas data (Table 2) identifies more than 30% of the artificialised land in 2014 as 'artificial grassed land'. These substantial areas (1.6 Mha) mainly correspond to green spaces, recreation and leisure areas and private gardens associated with individual housing. The environmental impacts of areas with these types of vegetative cover differ substantially from those with 'built land' type cover (less than 1 Mha in 2014) and from the sealed or 'macadamized' portion of the 2.5 Mha of 'coated or stabilised soils', whether linear (roads and other transport infrastructure) or non-linear (car parks, building yards, etc.). The presence of vegetated land within a matrix of sealed areas also has the advantage of reducing the environmental impacts of the latter, particularly in terms of animal and plant biodiversity, urban hydrology, landscaping, urban microclimate, etc.

The degree of ground sealing or, more generally, the level of disturbance to the ground is the method favoured by soil scientists and most biologists. Given the

130 effects that each type of cover or disturbance may have, the way in which they
131 combine to form a landscape or a 'landscape mosaic' then constitutes an important
132 reading grid for environmental and other impacts.

133 ***1.3 Urbanisation, a Major Driver of Land Take, Continues*** 134 ***Beyond City Borders***

135 As a major characteristic of contemporary societies, urbanisation represents a large
136 component of artificialised land and is clearly a major driver of land take and related
137 land use changes. Across the history of humankind, urbanisation is a recent but
138 inevitable phenomenon. The rate of urbanisation amongst the global population has
139 just passed 50%, whilst in France almost 80% of inhabitants live in an 'urban unit', a
140 rate comparable to that of other industrialised countries. Historically, increases in
141 agricultural productivity and the consequent emergence of agricultural surpluses
142 allowed cities to develop. People who were able to exit agricultural economies
143 established themselves at the junctures of communication routes (usually fluvial)
144 and agricultural areas that were sufficiently productive to create the food surpluses
145 required by the city. With the advent of the Industrial Revolution, the circular and
146 cumulative causation underlying the mechanisms of contemporary urbanisation
147 were set in motion. With economies of scale (within firms) and economies of
148 agglomeration (market and non-market), companies benefit from being closer to
149 each other, thereby encouraging industrial firms to concentrate geographically, either
150 in existing cities or around the required natural resources. This industrial concentra-
151 tion then attracts workers that, because of productivity gains, are surplus to the
152 agricultural sector. This migration to urban centres in turn increases the size of local
153 markets for goods and services and for labour, thus attracting more firms to join the
154 agglomeration.

155 Nevertheless, the agglomeration of populations and economic activities in a small
156 number of locations creates a trade-off in the price of land. This increase in land
157 prices most heavily impacts people for whom housing forms a large proportion of
158 their budget. Consequently, cities will tend to spread as their population grows,
159 increasing their land use and changing their shape.

160 Urban sprawl occurs according to two contradictory processes depending
161 on the geographical scale of observation. At the national or continental level,
162 metropolisation attracts a concentration of social and productive assets to the largest
163 cities. At the local level, however, the dominant trend is to spread because the
164 increasing land prices resulting from this concentration. Two major forms of urban
165 sprawl can be distinguished. In the first, the city extends by expanding its own urban
166 boundaries, with new urban development adjacent to pre-existing city developments.
167 The second is discontinuous, with populations or companies moving to villages or
168 small cities close enough to the city to commute for work but far enough to remain
169 separate from the city (Fig. 1).

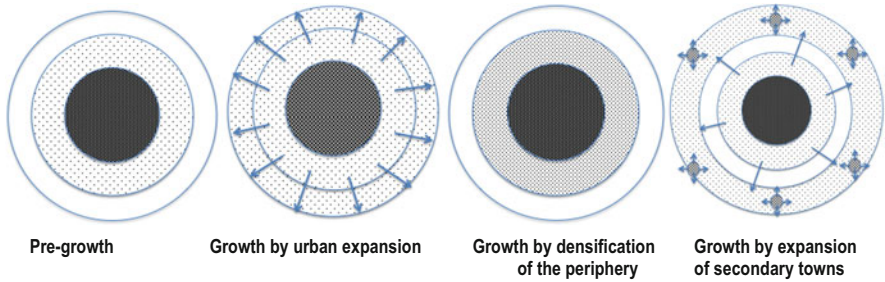


Fig. 1 Different forms of urban sprawl (Grayscale, darkest to lightest, corresponds to population density, from highest to lowest)

The first form of urban sprawl thus enlarges the surface of the city and expands its borders. The land take occurring in these areas clearly represents urbanisation in the strict sense. The second densifies the peripheral areas, which, without becoming urban, do not remain as rural but become ‘peri-urban’. In this case, the resulting land take is linked to the process of urbanisation, but it takes place in municipalities external to the city (representing a continuously built-up area).

This process of low-density peri-urbanisation took place in France and throughout Europe at a relatively late date. Since the early 1970s, however, it has radically transformed the demographic balance between urban and (particularly) peri-urban areas and French landscapes. The territory now under urban influence covers a large part of the national territory, with only 7400 of the 36,700 French municipalities being excluded from ‘Zoning in urban areas’ (ZAU 2010, INSEE). Over 95% of the metropolitan population is now under urban influence. Whilst almost 50 million French people now live in a so-called *pôle urbain* (urban centre), nearly 22 million reside in a peri-urban municipality, most often within the influence of one (or more) of the 241 large urban centres.⁵ The difference in population density between the urban areas and the peri-urban crowns to which they extend is significant; large urban centres have a population density of 820 inhabitants/km², which decreases to 72/km² in the peri-urban areas surrounding these same urban centres, leading to different land take issues.

Initially driven by city workers seeking to reside outside cities but still commute for work, the phenomenon of urban sprawl gradually spread to companies (firstly commercial and then logistical and industrial) that now tend to locate in peri-urban areas. In addition, between cities and within these areas, a dense network of transportation infrastructure (rail and road) has developed to improve the service to and from peri-urban areas as inter-urban links. The resulting land take therefore also affects more distant rural areas (i.e., non-peri-urban areas) and then connects to other types of land take related to the development of tourism and leisure activities,

⁵Brutel and Levy (2011), pp. 1–4.

198 second homes and industrial and commercial enterprises for which these locations
199 provide certain advantages.

200 This dual process of urban sprawl by extension of urban surfaces and the
201 development of peri-urban areas is highlighted by the Corine Land Cover data set,
202 which reveals that in France, the 'urban fabric' (continuous or discontinuous)
203 increased by almost 2% between 2006 and 2012 to 2.25 Mha in 2012 (Table 1).
204 Correspondingly, the Corine Land Cover (which underestimates land take in
205 sparsely populated areas) estimates that 25% of artificial lands are created outside
206 the urban fabric and that the growth of these surfaces is faster than those considered
207 to be within the urban fabric (+4.8%).

208 ***1.4 An Analytical Framework for the Impacts of Land Take*** 209 ***That Accounts for the Heterogeneity of the Process***

210 Land take cannot be reduced simply to the sealing of soils nor to urbanisation in the
211 narrow sense of the word. Neither of these terms take into account all of the
212 dimensions of land take, and evaluating its impact should reflect this complexity.
213 If the components of land take are multiple and complex, the analysis of its causes
214 and consequences will be equally so. To clarify the issues, it is necessary to use an
215 analytical framework to align our understanding of the impacts of this phenomenon
216 in the specific and varied contexts and the manner in which it takes place. The above
217 analysis of the causes and consequences of land take suggests that policies to limit
218 the negative impacts of land take and/or its expansion must consider the following
219 three dimensions:

- 220 – The nature of the disturbance and the type of surface cover after its
221 'artificialisation' (waterproofing, mineralisation, vegetative cover, etc.)—if possible,
222 its position with respect to other types of land take with different surfaces
223 (in other words, the landscape mosaic in which it sits) should be considered. For
224 example, the intertwining of mineralised surfaces and surfaces with vegetative
225 cover tends to reduce the environmental impacts of land take.
- 226 – The position in the urban fabric (centres of dense cities, suburbs, zones of
227 extension of the city's borders, peri-urban areas, municipalities outside urban
228 influences)—the agricultural and environmental consequences of land take differ
229 in their nature or intensity depending on whether one is in urban, peri-urban and
230 rural areas, and the policies to combat them will also differ.
- 231 – The type of activities that take place (individual or collective housing, industrial
232 activities and their nature, tertiary activities, commercial and logistical activities,
233 transportation infrastructure, etc.) also directly influences the nature and intensity
234 of environmental impacts.

235 The simultaneous consideration of these three dimensions allows for a more
236 precise understanding of the causes and consequences of land take, a more rigorous
237 appreciation of what is at stake and a more appropriate adaptation of public policy
238 instruments to reduce negative impacts on the environment or on farmland.

2 Efficient but Ill-Equipped Public Policy Instruments and Regulations to Control Land Take 239
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Current national and local government policies are intended to regulate land take and reduce its impacts. However, these policies, which apply to rural areas, as well as cities and their suburbs, have limited and even conflicting effects on land take as some policies encourage land take, whilst others seek to control the process. An initial analysis of these measures suggests that land take may be tackled according to three types of policy: those designed to avoid land take, those aimed at reducing the impacts of land take and (more aspirational given current French law) those aiming to offset the effects of land take on the environment or on a given activity (in particular, agriculture). 241
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2.1 Avoiding Land Take in a Context Where Many Legal Measures Encourage It 250
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This is the major issue in public policy, whereby implementation of the policy is made difficult because of fragmentation of the governance that relates to land take, with no specific authority or institution ultimately responsible. Thus, contradictory public policies with regard to land take are regularly implemented. For example, incentives currently exist for the construction of new homes on undeveloped land (land not yet sealed), which conflicts with the objectives of preserving urban biodiversity and limiting the loss of agricultural land or natural areas. 252
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Some legal provisions clearly have the aim of compelling communities to start new construction projects, which more or less imposes land take on communities. This is the case with the Local Housing Programme (PLH) or with the Urban Solidarity and Renewal (SRU) Law of 13 December 2000 on social housing and incentive-based measures such as those for rental investment and access to home ownership (zero-rate loans, etc.). 259
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Simultaneously, recent and contentious legal changes have tightened the rules against private persons or corporate entities that might contest a construction project, thus strongly reinforcing rules in favour of urbanisation. Recent legal changes have restricted the opportunities for associations to appeal; an environmental protection association can no longer appeal against an administrative decision on land planning in direct relation to its status and its impact on the environment if that decision was taken before the creation of the association. Whereas before the changes being a neighbour was a sufficient ground for an appeal, now the applicant must show how its goods and uses are directly affected. In addition, appeals against a project on the ground of procedural errors or mistakes in the urban planning documents must be filed within six months from the moment they have an effect, except for severe violations of rules. Judges have increasing powers in terms of regularisation of these documents or of administrative decisions. 265
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278 Minor modifications could regulate land take, or at least see land used more
279 efficiently, without necessarily calling entire construction projects into question.⁶
280 For example, changes may include making grants and subsidies subject to the
281 efficient use of land, which implies prioritising land reclamation over land take, or
282 requiring the provision of a study making the case for the project in the municipal or
283 inter-municipal context. Priority would be given to urban renewal operations under
284 the same conditions of demonstration of land availability. To regulate certain
285 specific cases, such as limiting second homes (known as 'cold beds' because of
286 their low occupation rate), France could draw on the experience of other countries.
287 For example, to regulate this phenomenon, which particularly affects mountain
288 tourist areas, the Swiss federal law on second homes of 20 March 2015 prohibits
289 their construction in municipalities that already have or would have more than 20%
290 should authorisation to build be granted.

291 Fiscally, modifying the new planning tax (replacing the ex-local equipment tax
292 since 2010) would create a useful tool that could, for example, apply variable rates
293 depending on soil quality or land availability. Rates might also vary depending on
294 whether the project involves previously vacant land in order to increase the cost of
295 projects on greenfield sites.

296 **2.2 *Avoiding the Artificialisation of Specific Types of Areas***

297 The law identifies particular areas to which more restrictive anti-land take measures
298 should apply. Some examples include the Mountain Laws and Coastal Laws, which
299 specifically aim to protect important natural and cultural areas, agricultural land,
300 forestry, outstanding areas and the coastal line, respectively. However, these two
301 laws are not without significant anomalies since sporting facilities, for example, are
302 still permitted in the agricultural areas of the mountains, as are limited extensions of
303 old alpine chalets or summer buildings that relate to a seasonal professional activity.
304 Coastal land protection mechanisms have often been put in place belatedly (notably
305 because of political and institutional failures and local 'resistances') given the rapid
306 and largely spontaneous dynamics of artificialisation. In addition, tools often serve
307 the purpose of promoting economic development rather than protecting the envi-
308 ronment, showing the schizophrenia of integrated protection instruments. A 2014
309 review of the coastal law, which was first adopted in 1986 in order to preserve this
310 area and to limit its urbanisation, concluded that it was applied with only mixed
311 success.⁷ It did not call into question the legitimacy of the specific coastal policy; on
312 the contrary, this assessment pointed to shortcomings in its implementation and
313 called for a revision of certain provisions.

⁶Billet (2017), pp. 255–271.

⁷Herviaux and Bizet (2014), 114 p.

As a central theme of the fight against land take, the preservation of agricultural land involves the implementation of many specific tools. Their main objective is to preserve the availability of land. The classification of a parcel in Area A (Agricultural) by local planning documents has the effect of limiting its availability for construction. This protection of land for agricultural purposes also requires the input of agricultural and related bodies when the municipality or inter-municipal body allocates zones. The Chamber of Agriculture is consulted during the development of planning documents, and the Prefect of the Department may designate the relevant public department that must be consulted. If the planning document and any amendments (modification/revision/update) leads to a reduction of the agricultural and forest lands, the Chamber of Agriculture and the Regional Centre for Forest Ownership must be consulted and, where relevant, the National Institute of Origin and Quality (INAO).

However, this input, along with other consultation, offers only a weak defence against changes in land use. The protection of agricultural land must therefore go through *ad hoc* mechanisms. This is the case for protected agricultural zones (PAZs), which come under the Prefect's jurisdiction; whenever a change in land use or tenure that permanently affects the agronomic, biological or economic potential of an area is planned, the Chamber of Agriculture and the Departmental Committee for Agricultural Orientation are consulted. Should one of these bodies provide an unfavourable opinion of the proposed change, the Prefect must provide reasoned arguments if authorising this change (C. rural, art L. 112-2). This regime makes it possible to go beyond the short-term economic horizon and to counter local pressure on elected officials, but it is very rarely applied because its implementation is not mandatory.

Peri-urban agricultural areas have benefited from special preservation measures since 2005 (Rural Areas Development Act). Departments may define protective perimeters around peri-urban, agricultural and natural spaces (PEAN). The advantages of this measure are that the land included in a defined perimeter cannot be included in a zone that is or could be urbanised, nor identified as a buildable zone on municipal maps, and any modification of the perimeter can only occur by formal decree. However, such protection remains fragile because it depends on the goodwill of the Departmental Government, and it has a somewhat vague coverage as the term 'peri-urban' does not clearly identify these spaces. Finally, local food and agricultural policies emphasise the important role of planning tools. The protection of peri-urban agriculture through municipal planning instruments would be more effective than PLUs since they would express the local desire to protect agricultural land through joint investment in an agri-urban development project.

Against this background, fiscal tools may be useful, but procedures and tax rates are currently at inappropriate levels, making them ineffective. This is the case with capital gains tax on real estate, which is based on the sale of bare agricultural land made constructible.

357 **2.3 *Densification of Already Artificialised Areas Requires***
358 ***a Strong Will but Leads to Positive Outcomes***

359 Land take often results from urban sprawl (continuous or discontinuous). The
360 approach to densification outlined by the SRU Law and its headline 'rebuild the
361 city over the city', updated by the ALUR Act (2014), frees up densification and
362 provides a stronger legal framework for densification, in concert with fiscal incen-
363 tives to densify. However, densification has impacts on biodiversity and human
364 well-being. The threshold effects of urban density have been highlighted by studies
365 focussing on species and assemblages and should be given greater consideration in
366 proposals that focus on limiting urban sprawl. The policy of limiting urban sprawl,
367 despite its advantages (limiting the loss of agricultural and forestry land, reducing
368 the carbon impact of cities), should be accompanied by specific measures to limit or
369 compensate the adverse environmental effects of urban densification in the heart of
370 cities.

371 The measurement of urban density had long been carried out using the land use
372 coefficient (COS), a simple and easily calculated measure, but it over-simplifies
373 the issue of density by employing an exclusively mathematical approach. Indeed,
374 apart from some exceptions, e.g., allowing the definition of a maximum permissible
375 density on a given land parcel by applying a ratio related to the land surface, the COS
376 has limits in its ability to estimate an optimal level of density. It requires looking
377 elsewhere for the required building capacity for a project, especially if the COS is
378 low, as it then restricts the densification of the land concerned. The ALUR Act has
379 removed the COS, making densification of land possible. At the same time, that law
380 abolished the regime of minimum surface area for building land in order to
381 strengthen the intramural supply of land and avoid a peripheral extension of the
382 city. By deleting the COS, the ALUR law also modified the methods for calculating
383 the minimum density threshold used for calculating the sub-density charge.

384 The payment for sub-density is a tool in the fight against urban sprawl. Munic-
385 ipalities may establish a minimum density threshold below which an under-density
386 payment is due. Below this threshold, developers must pay a charge based on the
387 value of the land and the missing surface not urbanised to reach the threshold. Whilst
388 this mechanism creates an incentive to use space more economically, it remains
389 optional as the choice to implement it falls to individual municipalities or inter-
390 municipalities. Making its implementation compulsory for all municipalities and
391 inter-municipalities would provide an additional tool to raise awareness of the need
392 to preserve land and to make developers more responsible.

393 **2.4 *How to Reduce the Impacts of Land Take***

394 When land take cannot be avoided, for example, to satisfy legitimate housing needs
395 or economic development, or because no legal mechanisms have called the project

into question, levers exist to reduce the impacts of soil artificialisation on the land 396
and on the environment more generally. 397

2.4.1 Knowledge of Soils and the Environment Prior to Artificialisation, a Public Policy Issue 398 399

The scope of the environmental assessment mechanisms does not cover a significant 400
number of operations that ultimately result in land take, such as electricity generation 401
works from solar energy below 250 Kwc or most building or development permits 402
under the surface thresholds beyond which an impact study is required. In addition, 403
knowledge of the soil is often neglected by these assessments, which is detrimental 404
in the long term given the non-renewable nature of this resource on a human scale. 405
There is no doubt that greater consideration of soil quality would considerably 406
reduce the impact of artificialisation on the environment. However, there is a 407
significant deficit of baseline knowledge of the environment and, in particular, 408
soils, which prevents a true measurement of the impact of artificialisation. The 409
requirement to measure and maintain the condition could be imposed by the law 410
and be modelled on a mechanism similar to that of preventive archaeology, which is 411
already in force. This would be a form of preventive soil science. Meanwhile, 412
rehabilitation measures provided for in some impact studies would provide for the 413
'de-artificialisation' and renaturation of spaces. 414

2.4.2 Land Use and Soil Quality; Should a Tool Be Created? 415

Soil quality is rarely used as a factor cancelling the decision to classify land as 416
buildable, unless there was an obvious error of assessment. This situation highlights 417
the fact that the classification is more often the result of a desired assignment than the 418
quality of the soil. To reverse the trend in the long term would probably involve 419
following the Uqualisol-ZU project (soil use and soil quality in urban and peri-urban 420
areas—application to the Provence Mining Basin) and its recommendations, formu- 421
lated under the 'Gessol 3' programme. It would require the creation of soil quality 422
indices and their integration into urban planning documents. These indices would 423
allow correlation with the possible uses of the soil in order to allocate it as accurately 424
as possible to different land uses according to their qualities. Thus, high-quality soils 425
would not be 'wasted' by artificialisation. Moreover, it could create greater respon- 426
sibility on the part of the municipalities and inter-municipalities, which would need 427
to justify a land zoning decision that differs from that suggested by the soil index. 428

2.4.3 Land Recycling 429

One major challenge to reducing the impacts of artificialisation lies in preventing the 430
conversion of agricultural or natural parcels to a non-reversible artificial state, 431

432 implying the mobilisation of already artificialised areas to satisfy the construction
433 needs. The reconversion of former industrial or commercial land into dwellings or
434 public buildings is of concern to the public authorities who must attempt to regulate
435 the rehabilitation of polluted sites and contaminated soils. In this case, soil conser-
436 vation can conflict with the preservation of human health. Despite important pro-
437 gress in terms of liability and remediation thresholds (polluter-pays principle,
438 careless landowner,⁸ etc.), French law is weak in this area and the number of disputes
439 attests to the uncertain position that public authorities and project developers find
440 themselves. There is an urgent need for improved tools, project financing and control
441 procedures. One strategy may include the establishment of an urban soil quality
442 baseline accompanied by a strong, punitive legal framework.

443 **2.4.4 Limiting the Sealing of Artificial Spaces**

444 Ground sealing makes the reversal of land take very difficult or even impossible. In
445 terms of biodiversity, but also water management, tools exist to limit the use of
446 waterproofing without necessarily threatening the intended use.

447 Created by the ALUR Act, the biotope coefficient applies at the municipal or
448 inter-municipal level; the PLU can set rules imposing ‘a minimum allocation of
449 permeable or eco-sustainable surfaces, possibly weighted according to their charac-
450 teristics, in order to contribute to the maintenance of biodiversity and nature in the
451 city’. Based on a ratio of area favourable to the nature of a constructed parcel, this
452 coefficient makes it possible to determine the portion of the area of a site that is
453 vegetated or performs other ecosystem functions. This tool is useful for mitigating
454 the adverse effects of urban heat islands.

455 Land rehabilitation appears to be on the agenda, with progress illustrated, for
456 example, by the Biodiversity Law of August 2016, which requires new car parks to
457 be permeable.

458 **2.5 Can We Compensate for Land Take?**

459 Currently in France, there are no specific mechanisms to offset artificialised land
460 and/or its most important impacts. However, agricultural collective compensation,
461 forestry compensation and the classic French mechanism of Environmental Impact
462 Assessments highlighting the need for compensation may all warrant further
463 investigation.

⁸The concept of ‘careless land-owner’ is a jurisprudential creation from the law on waste manage-
ment. If the land-owner has showed a careless behaviour, by not watching his/her land, or by renting
it without paying attention on the activity, he/she can be found responsible for its pollution and the
wastes. It has since be inscribed into the law.

Compensation firstly requires that an impact be identified, which as outlined above can constitute a major obstacle, especially regarding the intrinsic value of soil. For example, whilst the impact of road infrastructure is usually assessed with respect to water, air, landscape and biodiversity, impacts related to the underlying soil are usually ignored. The same is true for the environmental assessment of planning documents. If the legislation were to change, the compensation measure could consist, for example, of the rehabilitation of artificial soil by covering it with its natural features or the preservation of environments that compensate for the ecosystem services affected by the land take.

On the other hand, compensation for forestry and agriculture land take are geared towards offsetting the impacts on an economic activity. The Forest Code, for example, makes forest clearing operations subject to the condition that other afforestation or reforestation works be carried out on an area of similar size to the cleared area, including, where appropriate, a multiplying factor between 1 and 5, determined according to the economic, ecological and social values of the timber and forests subject to clearing or other silvicultural improvement works of an equivalent value. Finance Law for 2014 has created a Forest and Timber Strategic Fund, which allows the developer to fulfil his obligation by paying an amount of equivalent value. It is dedicated to the Forest State Programme to fund, notably, reforestation operations.

Since the enactment of the Law for the Future for Agriculture, Food and Forestry (2014), a study must precede works or any public or private developments that could have significant negative consequences on the agricultural economy. This mechanism is interesting from the point of view of artificialisation, but its scope is limited because of restrictive criteria.

Germany is regularly cited as an example of a country having implemented a compensation mechanism for land take. In fact, since the end of the 1990s, urbanisation has been offset using an 'ecopoint' market (tradeable environmental credits) run by agencies at the state (Länder) level. The principle is quite simple: compensation agencies buy and manage areas eligible for compensation, which produces 'ecopoints'. These ecopoints are sold and used to allow ecologically impacting projects in another area. It is a compensation bank, similar to American mitigation banking and compensation units created by the French Law on Biodiversity of 2016. These mechanisms can be managed by trustees.

A development charge is also under consideration. Examples include the Czech Republic and Slovakia, which have both created a classification of agricultural land according to their fertility. When a project involves the conversion of high-quality land, the developer must apply for a special permit issued either by the Region or the Ministry of the Environment and pay a sum corresponding to the price per square metre multiplied by the artificialised surface. However, this mechanism is considered very lenient given the fees, especially in zones of strong land pressure. A current French example is the transfer of building rights. This economic tool could influence land and real estate markets by allowing a developer to increase the density on a parcel by buying unused rights on another parcel of the same area.

507 **3 Conclusion**

508 French policies are far from solutioning the issue of land take according to the recent
509 statistics. Avoiding, reducing and offsetting land take, particularly in its most
510 impactful and least reversible forms such as the sealing of surfaces, are three
511 objectives whose success requires the joint implementation of various economic,
512 legal and fiscal tools, which have not necessarily been designed for these purposes.
513 The confusion revealed by several authors surrounding the concept of land take,
514 referenced in the published assessment, has hindered the creation of an overall
515 strategy, which in turn has greatly reduced the effectiveness of existing sectoral
516 policies. This confusion causes also difficulties of measurement in terms of surfaces
517 and impacts. The scientific outcomes of the assessment call for a broader reflexion
518 on the concrete scope of the concept of artificialisation and its uses to guide efficient
519 public policies.

520 Despite the political impetus for ecological transition to more controlled growth
521 (2013), there has been little research on the financial and fiscal instruments that
522 would encourage densification. This is due to the lack of specialists in these areas
523 rather than the technical nature of the exercise. This issue has been addressed by the
524 French Committee for Ecological Taxation (now called the Committee for the Green
525 Economy), but its inputs remain unapplied. The law comes as a solution, and this
526 article calls for a global legal principle included in the urban Code, which would
527 guide land planning.

528 No doubt that the recognition of the soil as an ecosystem and the recognition of its
529 ecosystem services by the French Environmental Code would constitute a useful first
530 step towards the awareness of its fragility and value. Thus, environmental impact
531 assessment could take into account the impacts of land take on soils on three
532 dimensions.

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