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Thinking agrifood transition through socio-residential recompositions of rural areas in metropolitan France: a geostatistical approach with Agricultural Censuses and real estate data base PERVAL

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20 July 2022
Panthéon Sorbonne



- ❑ Objective: questioning sociodemographic drivers of agrifood transitions and these enabling environments
- ❑ Exploratory work which continues (i) rural geography and landscape agronomy studies about food systems and agricultural changes & (ii) social geography study in socio-residential trends

Plan:

1. From field observations to assumptions: agrifood transitions driving by productive-residential systems in strong changes.
2. What links development of agricultural transitions and socio-residential changes in the countryside?
Geostatistical approach at metropolitan French districts scale.
 - 2.1 Geography of agricultural transitions
 - 2.2 Housing market as an indicator of socio-residential changes
3. Results.

❑ An historical research question in anglosaxons' studies in rural geography/sociology:

- From civic agriculture (Lyson & Guptill, 2004) to affluent consumers as a driver of direct food sales' localisation (Guptill et al., 2018) in the Northeast of USA ("*Direct agricultural sales appear to be more complex in the Northeast than simply a high-income, periurban phenomenon*")
- Index of food relocalisation (Countryside Agency, 2004) and geographical concentration factors in the United Kingdom (Ilbery et al., 2006).

➡ **Factors searched/assumed:** types of agricultural products, urban/metropolitan proximity, particular trunk roads, lifestyle (inhabitants' income) or qualification level (median years of schooling), employment, tourism, patrimonialisation

➡ **Scale of analysis:** district (UK), county (USA)

❑ In french research:

- Links between local food sales and rural gentryfication (Richard et al., 2014)
- PhD in process: *The development of short food supply chains in France: What are the adequacies between supply and demand in periurban areas?* (Camille Horvath, économie, research lab SPLOTT)

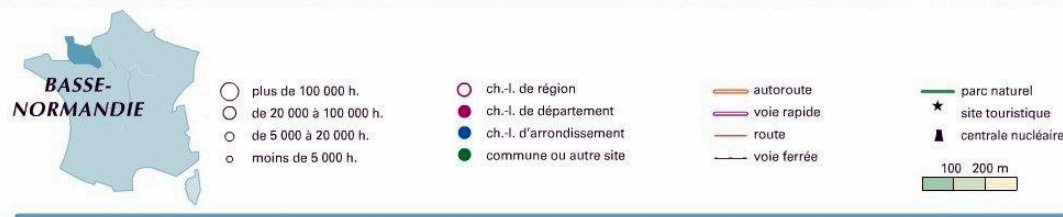
❑ **Our analytical framework:** after PCS or district typology (Datar, 2011), socio-residential trends at district scale

1. From field observations to assumptions: agrifood transitions driven by productive-residential systems in strong changes.

Empirical observations based on field surveys in Normandy

Cases studies in urban area of Caen (PSDR 4 FRUGAL, 2015-2020) and Normandy, in particular two market-gardening micro-basins (P. Guillemin's thesis 2014-2020):

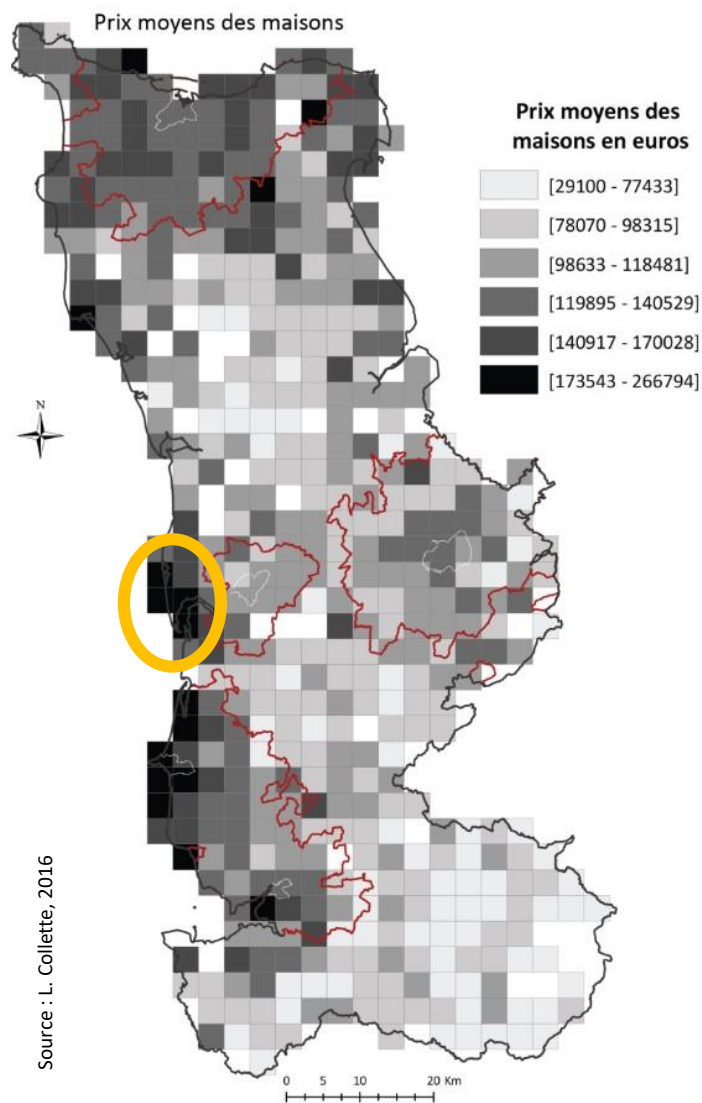
Market gardening micro-basins	Agricultural history	Tourism background	Level of francilian second homes
Lingreville	Former integrated coastal vegetable production basin	Seaside resort between Granville and Barneville-Carteret	High
Perche ornais	Mixed crop-livestock cultivation trays with no major market gardening tradition	Green tourism in the Perch Regional Natural Park	Medium



Productive-residential systems (Rieutort *et al.*, 2018) in transition, where **history and geography of touristic and residential links between the Île-de-France and these hinterlands** (Suchet, 2017) play a part in emerging or renewal alternatives agrifood systems.

1. From field observations to assumptions: agrifood transitions driven by productive-residential systems in strong changes.

Lingreville: reconversion of a vegetable production basin, downsizing



Crop and agro-ecological diversification of market gardening in Lingreville

- Years 1980-2000: the historic market gardeners resist through diversifying outdoor and greenhouse summer crops
- 2007-2008: creation of peasant economic interest grouping to sale in short supply chains at francilian consumers – development of continuing education in organic market gardening in Coutances
- 2009-2011: creation of an agricultural test area (*Biopousses*)
- 2016: the first "generation" create a mutual agricultural land grouping and mutualise crop rotation as well as commercial outlets
- 2017: buyout by the organic and conventional market gardeners of Lingreville, the former building of the Agrial cooperative (crowdfunding, financial support from the (inter-)municipality and LEADER)



Source: Financial project on Osé crowdfunding platform



Photo: P. Guillemain, July 2019



Photos: P. Guillemain, August 2018, Lingreville



1. From field observations to assumptions: agrifood transitions driven by productive-residential systems in strong changes.

The ornais Perch: the emergence of an alternative micro-basin in line with the "accourus"

- ❑ Creation of the *Percheron Collective* by Peasant Confederation in 2009 to sale in short supply chains to francilian consumers
- ❑ Ex-francilians « neo-rurals » revisiting pluriactivity through market gardening
- ❑ Financial supports of local authorities for a territorial marketing based on the amenity of the market gardening/local food (target Paris Region)



Every Saturday morning (from 10 to 12.30 am), he sets up his stalls next to the bread oven in the village. A popular socialising place appreciated by the regulars. **Among them, "many secondary residents"**.

Source: Jouvin E., *Les légumes des Jardins de l'Églantine de retour à Saint-Jouin-de-Blavou, Le Perche, 14/08/19.*



Between Paris and the Perch
[...] A life full of responsibilities, encounters, opportunities and creativity. Graduate in graphic arts, he worked successively as an artistic director, a designer, a graphic designer, a project manager in event management, a photographer, a web designer etc. Working on both low- and high-budget projects [...] **he [...] has for many years shared his time between the capital and his native region**

Source: of a bed and breakfast manager from the Perch
<http://unweekenddansleperche.fr/jardin-potager-nicolas-verrier/>



Source: Capture from the video « It's in the Perch that it happens"»



Source: Capture of the video « Settling in Orne"»

1. From field observations to assumptions: agrifood transitions driving by productive-residential systems in strong changes.

Assumptions :

- 1 - In rural areas welcoming people with high economic and cultural capitals, there is a demand development for buying local agrifood products.
- 2 – A part of alternative farming facilities also result from the residential migrations since cities to countryside. Rural areas which knows comuter residential migration since big citis count more transition farms.

Methodoloy: test these assumptions beyond many case studies, with quantitative approaches at scale of metropolitan France.

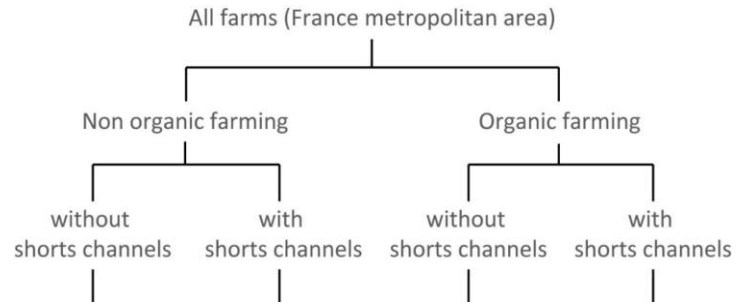
For this, we purpose to cross two typologies:

- The first about agricultural farms in transitions ;
- The second about the social morphology of French rural areas approached through houses market indicators.

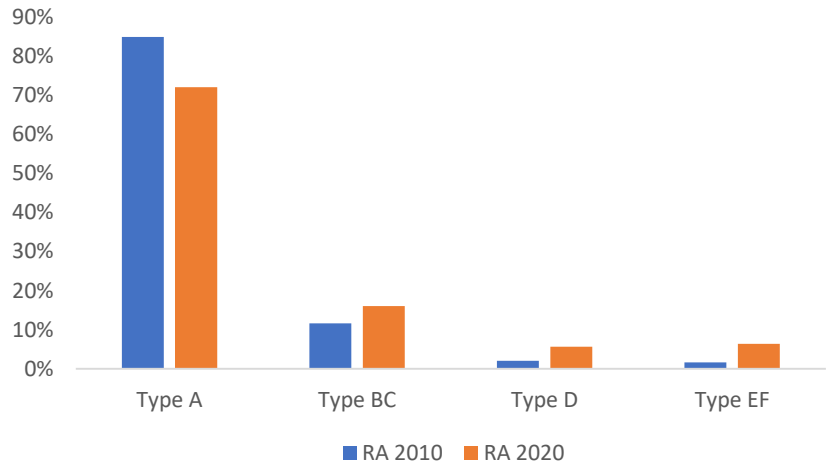
2. What links between development of agricultural transitions and socio-residential changes in countryside?

2.1 Typology of farms in transitions in metropolitan France

- ❑ Exploratory approach based on the 2010 & 2020 Agricultural Censuses
- ❑ Segmentation of the 516 152 and 416 400 farms' statistic fields, with two criterions (PSDR 4 FRUGAL ; Bermond et al., 2019):
 - organic labelization or not;
 - marketing mode (short or long supply).
- ❑ Four statistical groups of farms, highlighting agroecological and food transitions



	Type A	Type BC	Type D	Type EF	Total
Number of farms in 2010	389 975	53 113	9 200	7 484	459 772
<i>As % of total in row of table</i>	84,8%	11,6%	2,0%	1,6%	100%
Number of farms in 2020	262 522	58 446	20 596	23 075	364 639
<i>As % of total in row of table</i>	72,0%	16,0%	5,6%	6,3%	100%
Difference in absolute value	-127 453	+ 5 333	+ 11 396	+ 15 591	-95 133



2. What links between development of agricultural transitions and socio-residential changes in countryside?

2.2 The houses market as an indicator socio-residential changes in rural and peri-urban areas

- Analysis of real estate data base PERVAL for the whole of metropolitan territory
- Only even years between 2000 et 2012
- Only the statistical field of individual houses (n = 755 491 transactions)

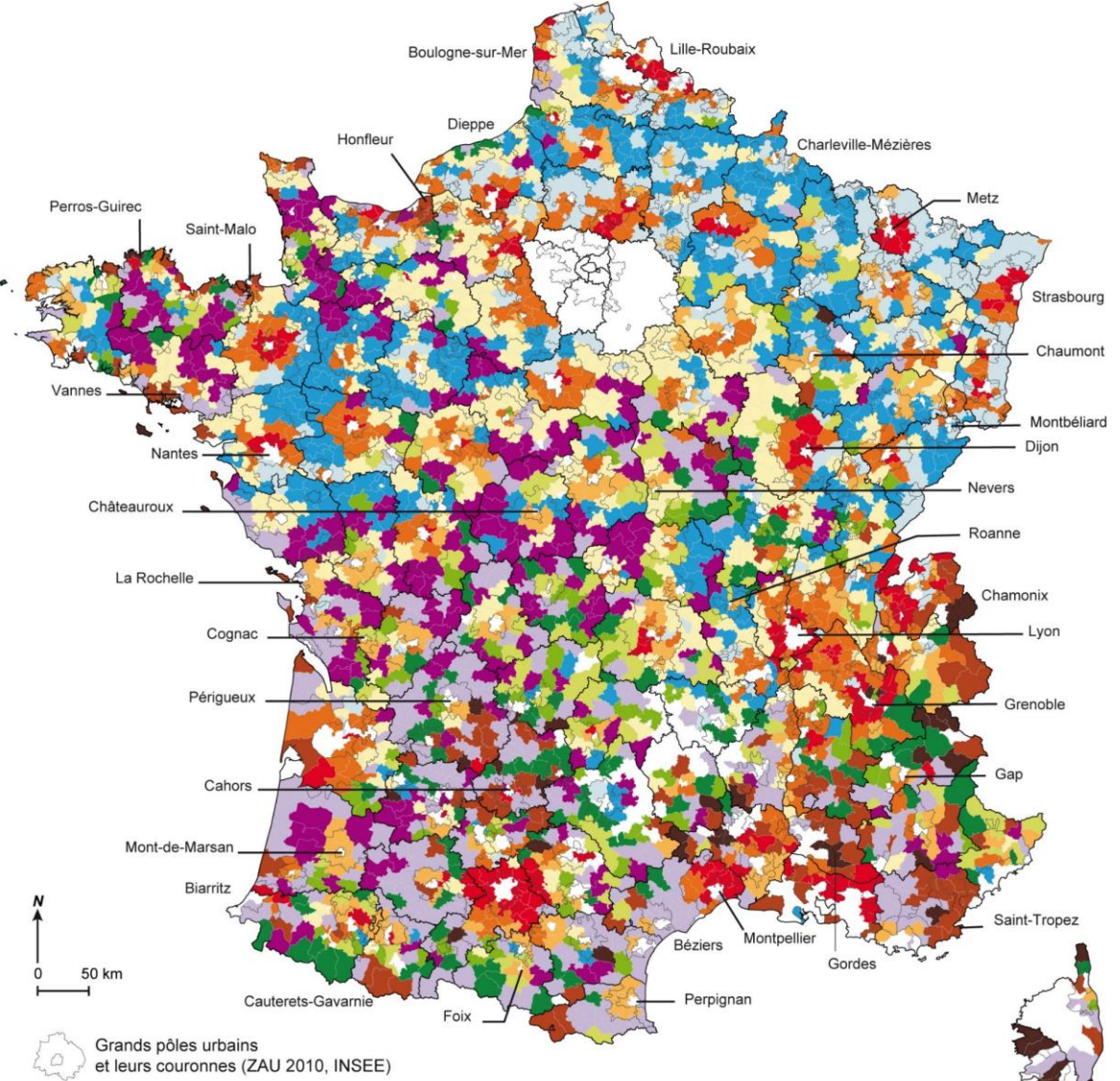
- A data base which indicate the characteristics of real estates in trade (types of trades, price, municipality's localisation, georeferencing, year of trade...) and social characteristics of sellers and buyers (age, sex, nationality, socioprofessional category, municipality of previous residence...)

- An analysis carried out here on the PCS profiles of **“buyer/seller” couples**, and supplemented by others descriptive variables (medium age of buyers, geographical types of housing migration ...)

What definition withholding of rural areas in our analysis?

- Every houses localised in a municipality outside big or medium urban poles of urban area zoning (INSEE, 2010)

2. What are the links between the development of an agriculture in transition and the socio-residential recompositions of the countryside? An exploratory geostatistical approach at the level of French “cantons”



Rural resort and leisure areas of wealthy people

- Type 1** : A European market with a very high property value, 50% of which is dominated by executive (43%) or liberal profession (8%) buyers. Lesser presence of retired buyers.
- Type 2** : Executives and higher intellectual professions (28%) and liberal profession (10%) are the main buyers from retired people. 12% of foreign buyers. Existence of a specific exchange market between executives.

"Entre soi", relegation or residential promotion: peri-urban markets

- Type 3** : Affluent suburbanisation of Executives and higher intellectual professions (30%). Process of substitution of intermediary professionals for executives and higher intellectual professions. Existence of a specific exchange market between executives.
- Type 4** : Affirmation of middle-level (36%) and managerial (19%) buyers on the market. Process of substitution of intermediate professionals for workers and employees, then of managers for intermediate professionals
- Type 5** : The "young" market is increasingly controlled by the middle classes at the expense of employees. Under-representation of blue-collar buyers.

Between cohesion, recomposition and gentrification: what responses for intermediate rural areas?

- Type 6** : Average profile, with a slight over-representation of blue-collar workers (+4 pts) at the expense of managers (-3 pts). Regional residential deconsolidation and movement within the remote suburban areas.
- Type 7** : Over-representation of employed buyers (23%) in an ageing sellers' market. Indications of a carry-over market in more isolated areas for more modest categories.
- Type 8** : Generational renewal of the housing market by migration of intermediate professions (+ 4 points) from a large urban centre to more isolated communes.
- Type 9** : Strong renewal of the housing market through the arrival of executives or middle management from large urban centres. Strong price differential between migrants and sedentary people. Process of rural gentrification.

Sedentarity and socio-residential reproduction: the rural spaces of working-class people categories

- Type 10** : Transactions dominated by working class buyers (+13 pts) and sedentary employees in an ageing market with a homogenous trend.
- Type 11** : Deferral market for urban intermediate professions in a working class context.














Local anchoring versus residential migration: urban retirees, rural retirees countryside

- Type 12** : Long-distance retirement migration and regional urban sprawl of affluent workers and retirees to rural areas with high environmental amenities. Specific exchange market between retirees.
- Type 13** : Over-representation of exchanges between retirees in an ageing and popular context. Cohabitation between migrant retirees (from the Ile-de-France and abroad) and sedentary retirees without overpricing. House prices among the lowest.

Source : base notariale PERVAL 2000, 2002, 2004, 2006, 2008, 2010, 2012. Données sous convention DREAL Normandie - ESO Caen
 Traitement : Michaël Bermond et Maxime Marie - Université de Caen Normandie - UMR ESO 6590 CNRS

2. What are the links between the development of an agriculture in transition and the socio-residential recompositions of the countryside? An exploratory geostatistical approach at the level of French "cantons"

Description of the 13 types of township according to the CSP profile of couples buying and selling a house - French rural areas, 2000-2012

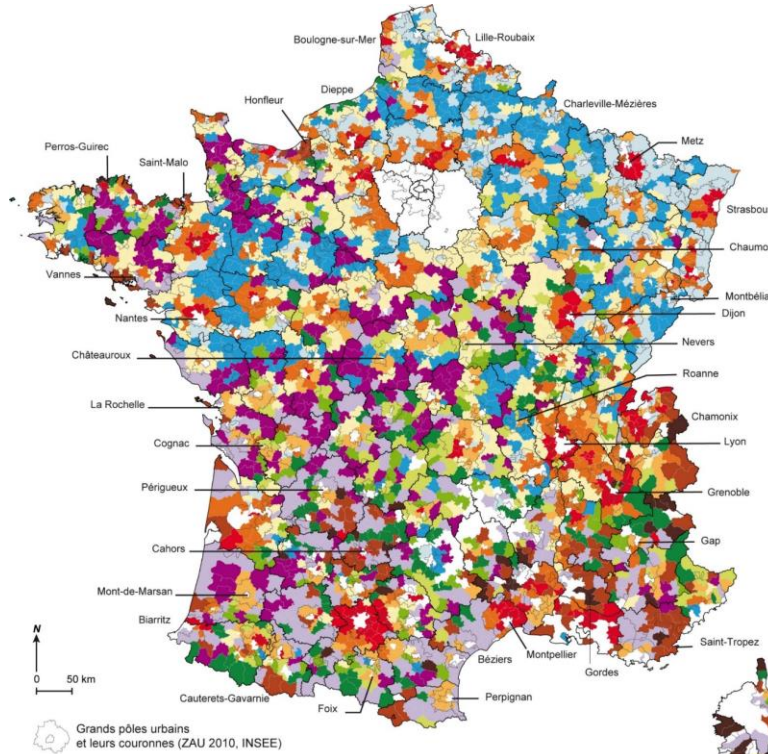
CSP Acquéreur -> CSP Vendeur	Marché de villégiature		Marché périurbain			Types de canton Marché des espaces ruraux intermédiaires				Marché des espaces ouverts		Marché des retraités		Moyenne France métropole - Hors grands et moyens pôles urbains du ZAU
	1	2	3	4	5	6	7	8	9	10	11	12	13	
														
Artisans-commerçants	7,65	9,78	4,70	4,92	4,75	6,16	7,08	6,38	7,66	5,46	4,22	7,38	6,93	5,85
2-Artisan-Com. -> 4-Prof. Interm.	<i>1,46</i>	1,92	1,70	1,52	1,24	<i>1,31</i>	<i>1,25</i>	<i>1,38</i>	<i>1,42</i>	1,09	1,21	1,49	1,09	1,37
2-Artisan-Com. -> 7-Retraité	6,19	7,86	3,00	3,40	3,51	4,85	5,83	5,00	6,24	<i>4,37</i>	3,02	5,89	5,84	4,49
Cadres et professions intellectuelles supérieures	43,35	29,00	30,21	19,20	15,73	13,73	12,52	13,78	21,82	9,61	12,51	18,11	12,99	16,89
3-CPIS -> 2-Artisan-Com.	3,63	3,17	2,73	1,71	1,30	1,18	0,91	<i>1,40</i>	1,66	0,78	1,06	<i>1,51</i>	0,96	1,47
3-CPIS -> 3-CPIS	8,44	5,12	7,49	3,48	2,45	1,92	1,45	1,95	<i>2,80</i>	1,26	2,05	2,49	1,52	2,83
3-CPIS -> 4-Prof. Interm.	5,60	4,06	7,06	4,42	<i>3,34</i>	2,34	1,68	2,51	2,68	1,68	2,81	2,71	1,63	3,19
3-CPIS -> 5-Employé	<i>2,09</i>	2,33	3,47	2,25	2,41	1,39	1,36	1,53	1,59	0,99	1,65	<i>1,86</i>	1,17	1,83
3-CPIS -> 6-Ouvrier	<i>1,38</i>	1,13	2,09	1,84	<i>1,41</i>	1,30	0,97	<i>1,21</i>	1,14	1,10	1,65	1,13	0,99	1,41
3-CPIS -> 7-Retraité	22,21	13,18	7,38	5,51	4,83	5,60	<i>6,15</i>	5,19	11,96	3,80	3,29	8,41	6,72	6,16
Professions intermédiaires	20,47	24,46	34,94	35,69	31,51	29,10	24,33	33,66	27,87	26,59	32,58	25,18	23,02	29,73
4-Prof. Interm. -> 2-Artisan-Com.	<i>1,66</i>	2,36	2,80	2,60	<i>2,24</i>	2,00	1,73	1,80	1,75	1,78	2,30	1,90	1,49	2,14
4-Prof. Interm. -> 3-CPIS	<i>3,00</i>	2,95	6,02	3,90	3,16	2,50	1,92	2,24	2,24	1,92	<i>3,09</i>	2,31	1,55	2,97
4-Prof. Interm. -> 4-Prof. Interm.	2,60	3,66	8,28	8,05	6,24	4,93	3,36	4,32	3,61	4,23	6,97	3,66	2,71	5,51
4-Prof. Interm. -> 5-Employé	1,62	2,33	4,43	4,59	3,59	3,30	<i>3,34</i>	2,91	2,87	2,96	4,36	2,79	2,25	3,59
4-Prof. Interm. -> 6-Ouvrier	1,10	1,36	3,22	4,27	<i>3,34</i>	3,55	2,06	2,11	1,77	3,86	5,46	2,10	2,20	3,42
4-Prof. Interm. -> 7-Retraité	8,68	9,98	8,63	10,72	9,81	11,27	<i>10,22</i>	18,47	13,76	<i>10,37</i>	8,41	<i>10,40</i>	11,44	10,44
4-Prof. Interm. -> 8-Sans activité	<i>1,81</i>	<i>1,82</i>	<i>1,56</i>	1,56	<i>1,69</i>	1,55	<i>1,69</i>	<i>1,80</i>	1,87	1,47	1,99	2,02	1,36	1,66
Employés	8,36	10,86	14,17	16,36	23,04	17,07	23,54	16,28	13,87	17,43	19,01	15,54	16,57	16,89
5-Employé -> 3-CPIS	1,03	1,33	2,20	1,79	1,91	1,26	1,36	1,18	1,09	1,07	1,55	1,31	0,99	1,46
5-Employé -> 4-Prof. Interm.	1,07	1,86	3,36	3,51	3,97	2,83	2,67	2,74	1,80	2,54	3,80	2,27	1,77	2,91
5-Employé -> 5-Employé	1,10	1,49	2,41	<i>2,88</i>	5,10	2,56	3,27	2,32	1,85	2,72	3,56	2,49	2,32	2,80
5-Employé -> 6-Ouvrier	0,55	0,84	1,65	<i>2,38</i>	2,82	2,42	2,04	1,73	1,21	2,94	3,78	1,56	1,67	2,31
5-Employé -> 7-Retraité	4,62	5,34	4,55	5,80	9,24	8,00	14,21	8,31	7,93	8,17	6,32	7,91	9,82	7,42
Ouvriers	5,17	6,90	9,79	16,63	16,09	22,89	20,13	16,80	14,46	31,95	25,69	11,62	20,83	19,31
6-Ouvrier -> 4-Prof. Interm.	0,75	1,13	1,97	3,05	2,58	3,15	2,28	<i>2,49</i>	1,70	3,78	4,54	1,52	2,18	2,82
6-Ouvrier -> 5-Employé	0,43	0,84	1,56	2,40	3,02	2,81	3,02	1,94	1,69	3,66	3,57	1,63	2,32	2,55
6-Ouvrier -> 6-Ouvrier	0,63	0,80	1,49	2,86	2,44	3,68	2,56	2,22	1,47	5,81	5,56	1,32	2,52	3,17
6-Ouvrier -> 7-Retraité	2,84	3,49	3,95	7,21	6,65	11,67	10,58	<i>8,94</i>	8,41	16,40	9,68	5,97	12,30	9,27
6-Ouvrier -> 8-Sans activité	0,51	0,64	0,81	1,11	<i>1,39</i>	1,59	<i>1,69</i>	1,21	1,19	2,32	2,34	1,18	<i>1,51</i>	1,49
Retraités	8,56	14,83	4,73	5,60	7,37	9,26	10,31	11,04	12,09	7,23	4,57	19,52	17,56	9,41
7-Retraité -> 4-Prof. Interm.	1,18	2,50	1,33	1,39	<i>1,56</i>	<i>1,69</i>	<i>1,65</i>	<i>1,57</i>	<i>1,83</i>	1,14	1,16	2,92	2,19	1,67
7-Retraité -> 5-Employé	0,91	1,90	0,89	0,98	1,58	1,31	1,68	<i>1,57</i>	1,68	1,06	0,79	2,72	2,10	1,39
7-Retraité -> 7-Retraité	<i>6,47</i>	10,43	2,51	3,23	4,24	<i>6,27</i>	6,97	7,90	8,58	5,03	2,61	13,89	13,28	6,35
SCI	6,43	4,18	1,47	1,60	1,50	1,79	2,09	2,05	2,23	1,74	1,43	2,63	2,11	1,92
11-SCI -> 7-Retraité	6,43	4,18	1,47	1,60	1,50	1,79	<i>2,09</i>	<i>2,05</i>	2,23	1,74	1,43	2,63	2,11	1,92
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Nombre de transactions de maison	2 536	23 261	47 740	93 866	33 648	90 499	14 148	7 379	15 668	68 357	60 058	54 280	44 434	555 874
En % du total des transactions	0,5%	4%	9%	17%	6%	16%	3%	1%	3%	12%	11%	10%	8%	100%

Les valeurs en italique rouge ne sont pas significatives au seuil alpha=0,05

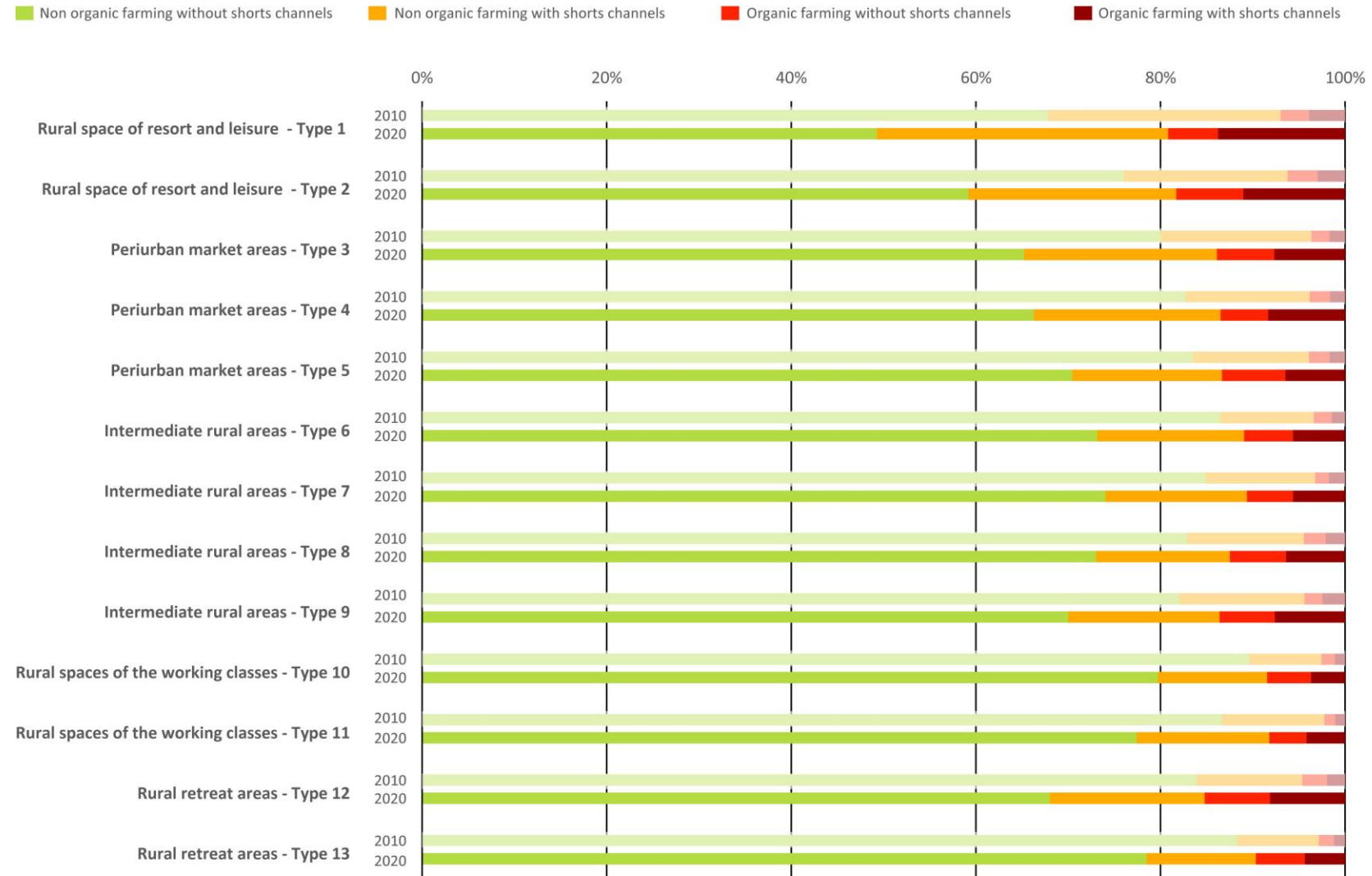
Source : données notariales PERVAL - 2000, 2002, 2004, 2006, 2008, 2010, 2012 - Traitement : auteurs

3. First results at the intersection of agricultural transitions and socio-residential recompositions

Dynamics of agricultural transitions according to residential systems - 2010-2020 comparison of farm profiles

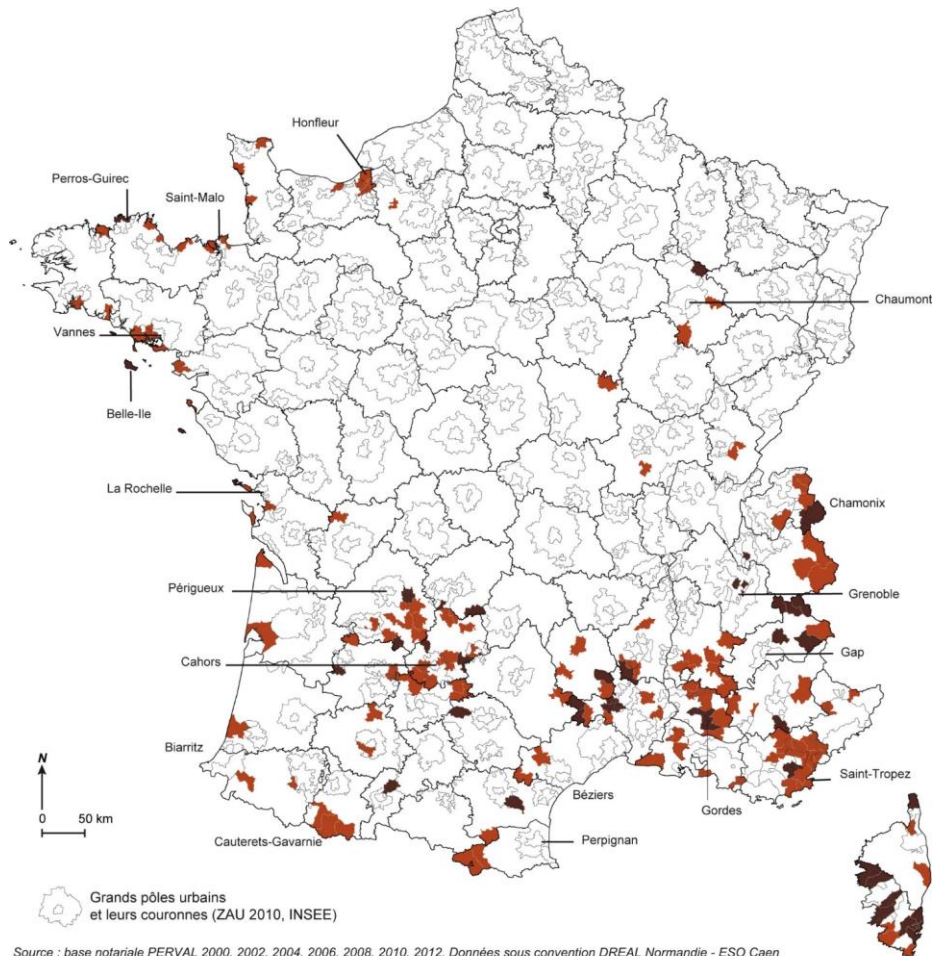
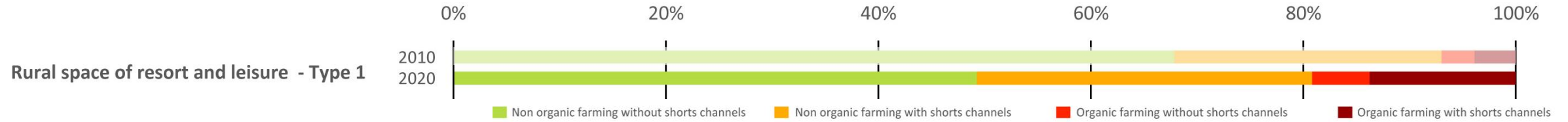


Source : base notariale PERVAL 2000, 2002, 2004, 2006, 2008, 2010, 2012. Données sous convention DREAL Normandie - ESO Caen
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3. First results at the intersection of agricultural transitions and socio-residential recompositions

The importance of agricultural transitions in rural resort areas for the very wealthy (Alps, Corsica, islands on the Atlantic coast, etc.)...



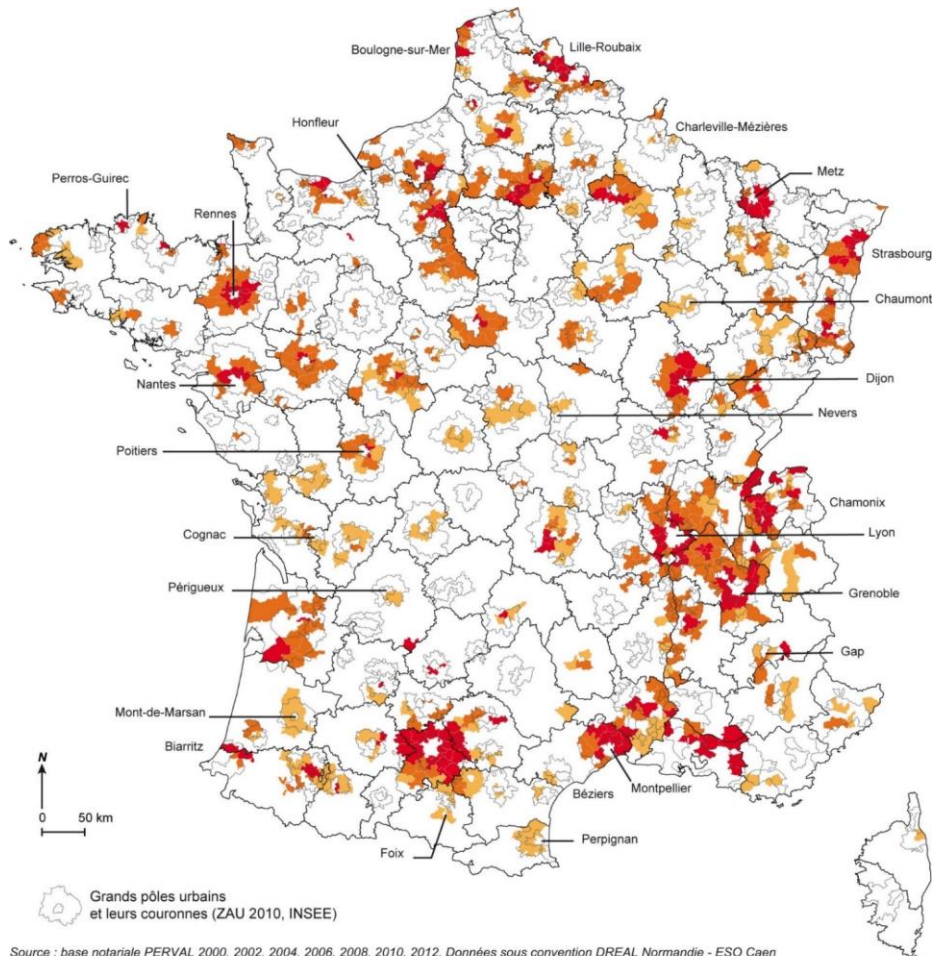
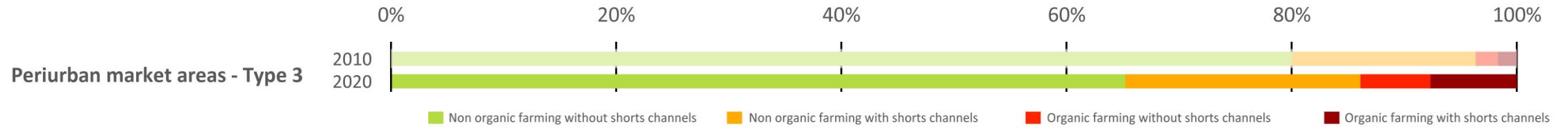
- Strong increase in short circuits between 2010 and 2020: 45% of farms in short circuits in 2020 against 25% in 2010
- Short agricultural sectors supported by a highly selective tourist and residential economy
- Attractive areas with environmental amenities for neo-rural populations looking for alternative farming facilities

Rural resort and leisure areas of wealthy people

- Type 1** : A European market with a very high property value, 50% of which is dominated by executive (43%) or liberal profession (8%) buyers. Lesser presence of retired buyers.
- Type 2** : Executives and higher intellectual professions (28%) and liberal profession (10%) are the main buyers from retired people. 12% of foreign buyers. Existence of a specific exchange market between executives.

3. First results at the intersection of agricultural transitions and socio-residential recompositions

The affirmation of short circuits in the 'clubbed' suburbs (Rennes, north of Nantes, Toulouse, north-east of Montpellier, south-west and north-east of Grenoble, north-west of Strasbourg, south-east of Metz, Lyon, etc.)



- 35% of farms in transition in 2020 (compared to 20% in 2010)
- A significant increase in short circuits in peri-urban areas in the process of gentrification of large regional cities

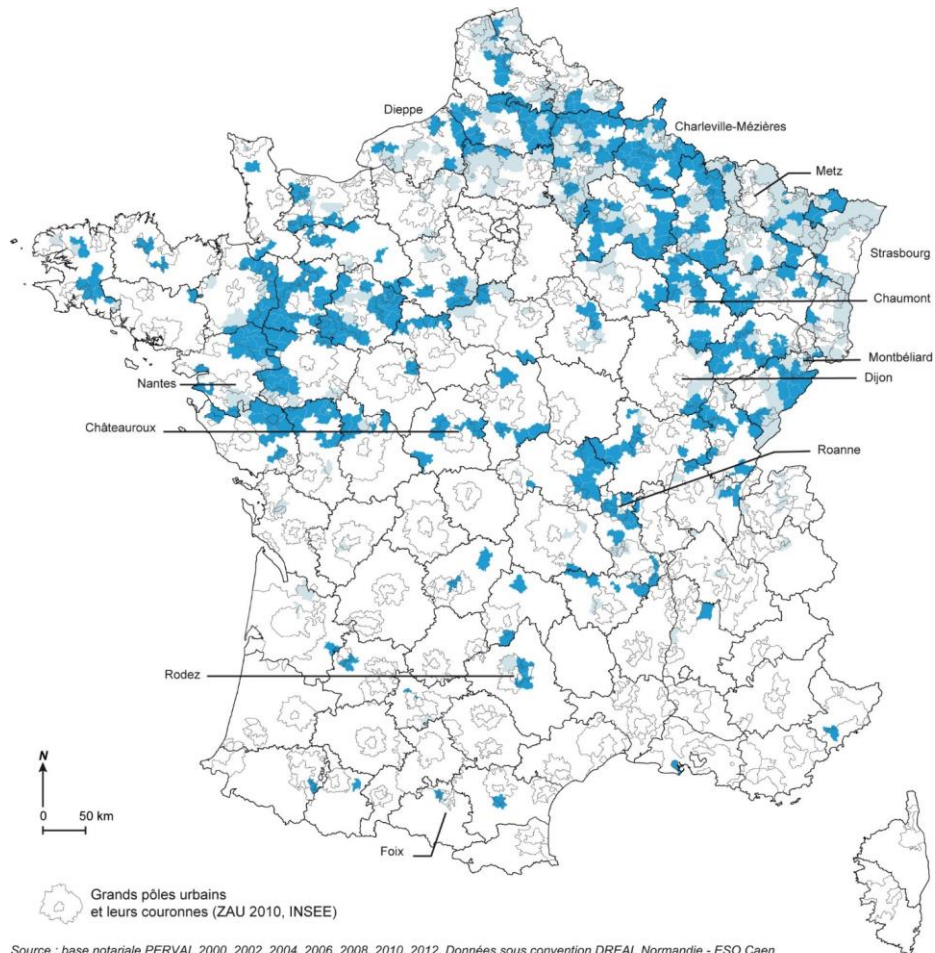
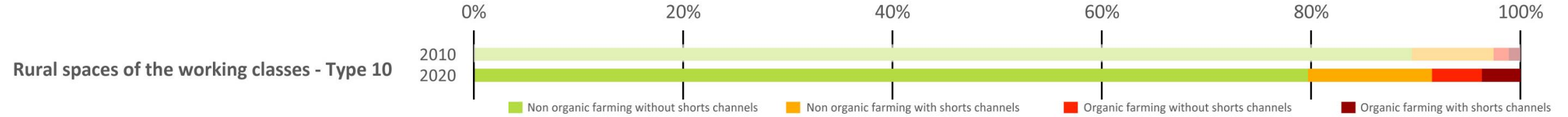
"Entre soi", relegation or residential promotion: peri-urban markets

- Type 3** : Affluent suburbanisation of Executives and higher intellectual professions (30%). Process of substitution of intermediary professionals for executives and higher intellectual professions. Existence of a specific exchange market between executives.
- Type 4** : Affirmation of middle-level (36%) and managerial (19%) buyers on the market. Process of substitution of intermediate professionals for workers and employees, then of managers for intermediate professionals
- Type 5** : The "young" market is increasingly controlled by the middle classes at the expense of employees. Under-representation of blue-collar buyers.

Source : base notariale PERVAL 2000, 2002, 2004, 2006, 2008, 2010, 2012. Données sous convention DREAL Normandie - ESO Caen
Traitement : Michaël Bermond et Maxime Marie - Université de Caen Normandie - UMR ESO 6590 CNRS

3. First results at the intersection of agricultural transitions and socio-residential recompositions

Low importance of agricultural transitions in the rural areas of the working classes (agro-industrial countryside of the Great West and the Great East, etc.)



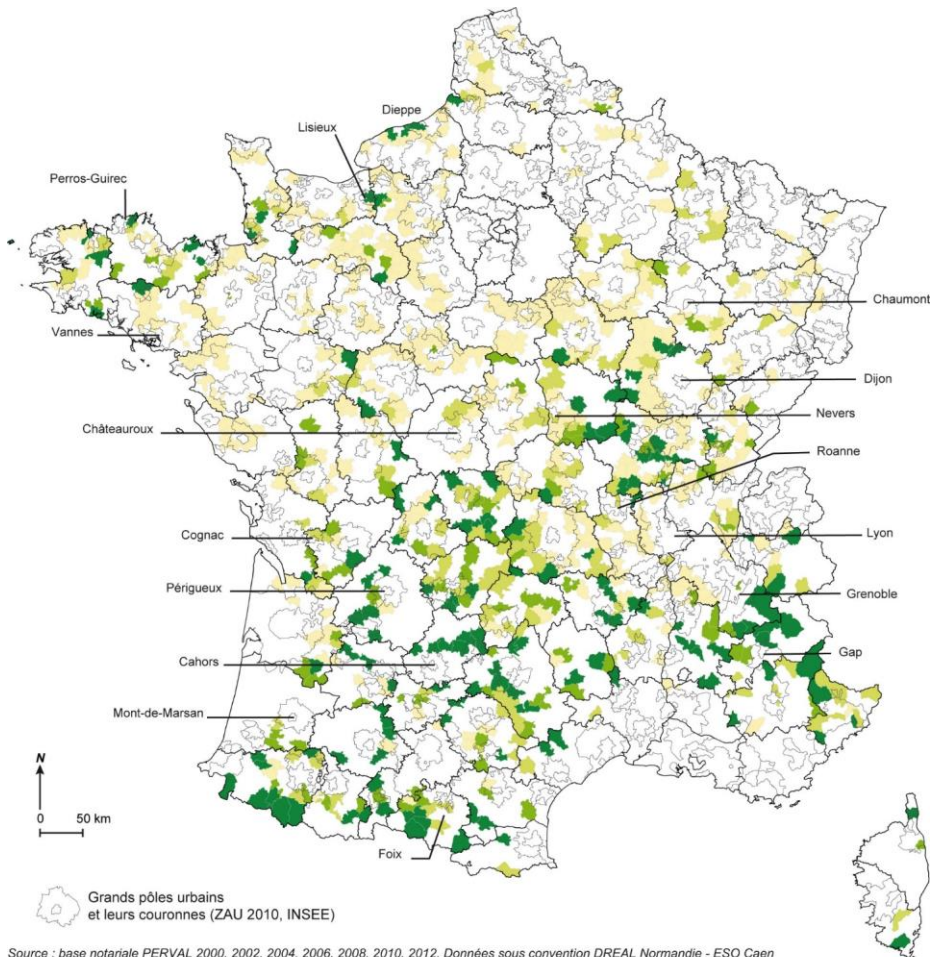
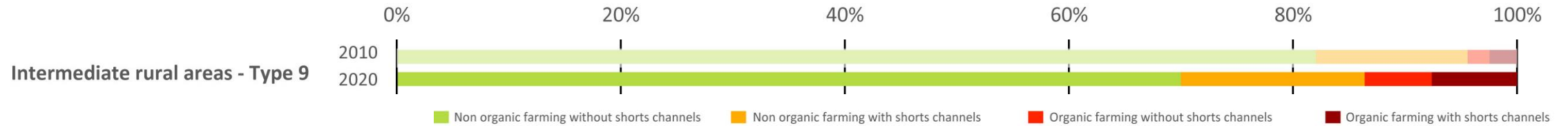
- Housing market dominated by home ownership by the working classes. Low residential pressure from a major urban centre, all CSPs included (except type 11)
- A local agricultural economy that remains dominated by conventional farms in long circuit (80% in 2020)

Sedentarity and socio-residential reproduction: the rural spaces of working-class people categories

- Type 10 : Transactions dominated by working class buyers (+13 pts) and sedentary employees in an ageing market with a homogenous trend.
- Type 11 : Deferral market for urban intermediate professions in a working class context.

3. First results at the intersection of agricultural transitions and socio-residential recompositions

Emerging agro-ecological dynamics in rural areas undergoing strong residential renewal, often associated with the actions of the NRP in terms of agricultural development (Perche, Suisse Normande, Périgord, South Finistère, L'Oisans, Vercors, Limousin, Morvan...)



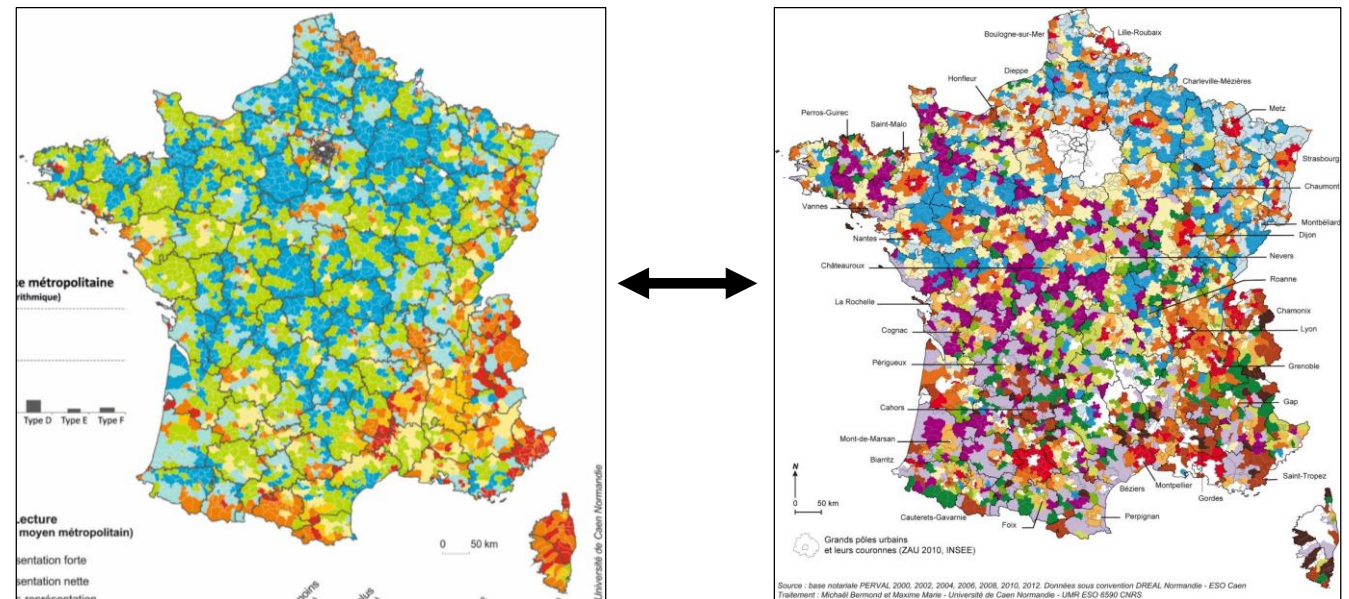
- In this type of rural area undergoing gentrification, farms in transition are progressing at the same rate as at national level.
- We note the significant "take-off" of organic farms in short circuits (8% in 2020 against 2% in 2010).

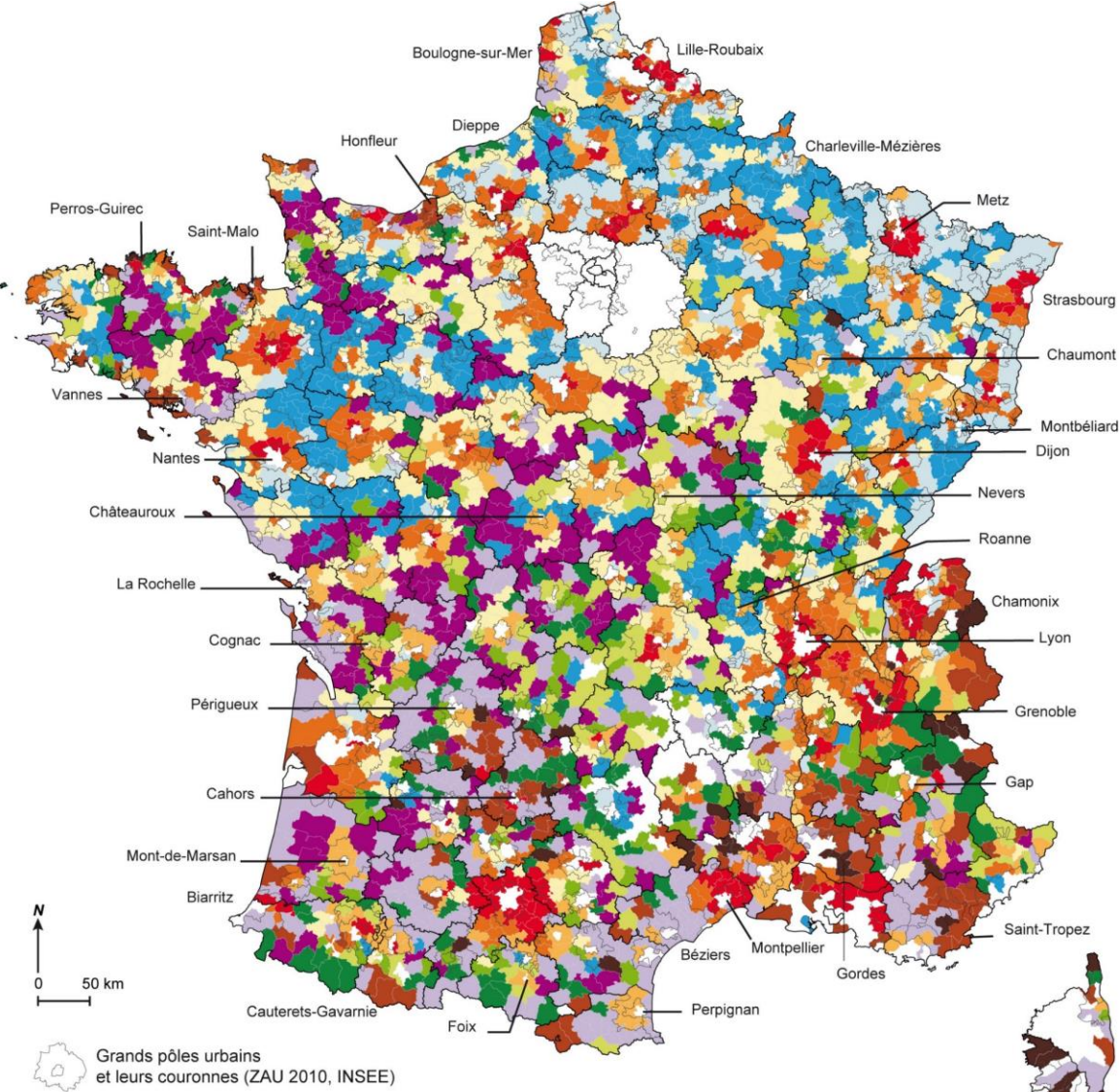
Between cohesion, recomposition and gentrification: what responses for intermediate rural areas?

- Type 6** : Average profile, with a slight over-representation of blue-collar workers (+4 pts) at the expense of managers (-3 pts). Regional residential deconsolidation and movement within the remote suburban areas.
- Type 7** : Over-representation of employed buyers (23%) in an ageing sellers' market. Indications of a carry-over market in more isolated areas for more modest categories.
- Type 8** : Generational renewal of the housing market by migration of intermediate professions (+ 4 points) from a large urban centre to more isolated communes.
- Type 9** : Strong renewal of the housing market through the arrival of executives or middle management from large urban centres. Strong price differential between migrants and sedentary people. Process of rural gentrification.

Conclusion and perspectives

- ❑ The socio-residential context would be a factor to take into account in order to understand the unequal development of transitional agriculture in the metropolitan area.
- ❑ The reception of economically and/or culturally well-endowed populations favours the localised development of agricultural and food transitions.
- ❑ Contribution to the interface between the social geography of rural areas and the agronomy of territories.
- ❑ International comparisons.





Marché de villégiature d'échelle internationale pour catégories très aisées

- Type 1 ■ Marché d'échelle européenne à très forte valorisation immobilière dominé à 50% par des acquéreurs cadres (43%) ou prof. libérales (8%). Moindre présence des acquéreurs retraités.
- Type 2 ■ Cadres (28%) et professions libérales (10%) en tête des acquéreurs auprès de retraités. 12% d'acquéreurs étrangers. Existence d'un marché spécifique d'échanges entre les cadres.

Entre-soi, relégation ou promotion résidentielle : les marchés périurbains

- Type 3 ■ Périurbain aisé des cadres (30%). Processus de substitution des cadres aux prof. interm. Existence d'un marché spécifique d'échanges entre les cadres.
- Type 4 ■ Affirmation des acquéreurs prof. interm. (36%) et cadres (19%) sur le marché. Processus de substitution des prof. interm. aux ouvriers et employés, puis des cadres aux prof. interm.
- Type 5 ■ Marché "jeune" de plus en plus contrôlé par les prof. interm. au détriment des employés. Sous-représentation des acquéreurs ouvriers.

Entre cohésion, recomposition et gentrification : les espaces intermédiaires

- Type 6 ■ Profil moyen, avec une légère surreprésentation des ouvriers (+4 pts) au détriment des cadres (-3 pts). Desserrement résidentiel régional et circulation à l'intérieur des espaces périurbains éloignés.
- Type 7 ■ Surreprésentation des acquéreurs employés (23%) sur un marché vieillissant des vendeurs. Indices d'un marché de report en zone plus isolée pour des catégories plus modestes.
- Type 8 ■ Renouvellement générationnel du marché des maisons par migration des professions intermédiaires (+4 points) depuis un grand pôle urbain vers des communes plus isolées.
- Type 9 ■ Fort renouvellement du marché des maisons par arrivée de cadres ou prof. interm. en provenance de grands pôles urbains. Fort différentiel de prix entre migrants et sédentaires. Processus de gentrification rurale.

Sédentarité et reproduction socio-résidentielle : les espaces ruraux des catégories populaires

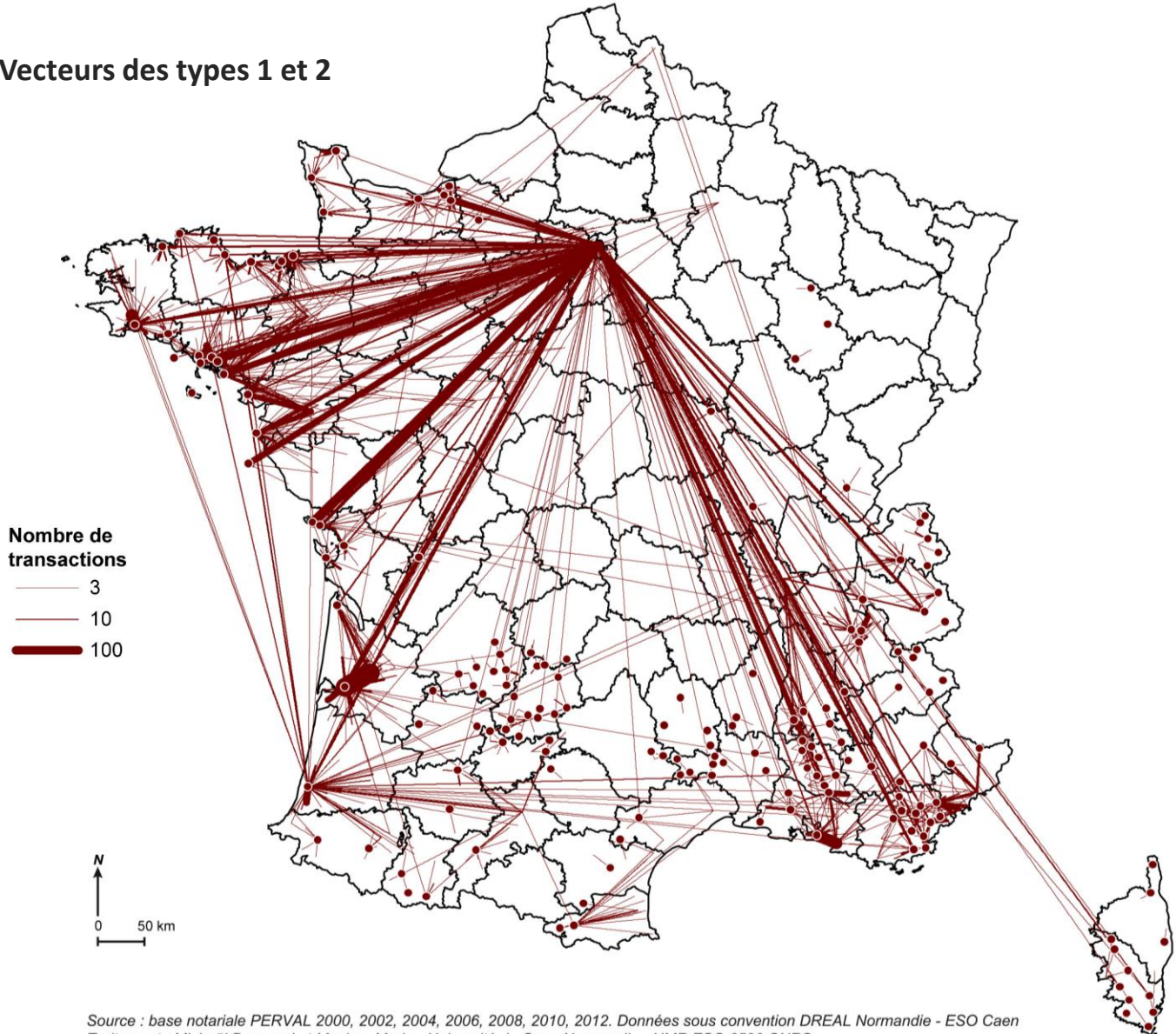
- Type 10 ■ Transactions dominées par des acquéreurs ouvriers (+13 pts) et employés sédentaires sur un marché vieillissant à tendance homogamique.
- Type 11 ■ Marché de report pour les professions intermédiaires urbaines dans un contexte ouvrier.

Ancrage versus migration : retraités des campagnes, retraites à la campagne

- Type 12 ■ Migrations de retraités de longue distance et desserrement urbain régional d'actifs aisés et de retraités vers des zones rurales à fortes aménités environnementales. Marché spécifique d'échange entre retraités.
- Type 13 ■ Surreprésentation des échanges entre les retraités dans un contexte vieillissant et populaire. Cohabitation entre retraités migrants (franciliens et étrangers) et retraités sédentaires sans survalorisation immobilière. Prix des maisons parmi les plus bas.

Source : base notariale PERVAL 2000, 2002, 2004, 2006, 2008, 2010, 2012. Données sous convention DREAL Normandie - ESO Caen
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Vecteurs des types 1 et 2



Les espaces ruraux de villégiature des catégories très aisées

- Type 1** : Marché d'échelle européenne à très forte valorisation immobilière dominé à 50 % par des acquéreurs cadres (43%) ou prof. libérales (8%). Moindre présence des acquéreurs retraités.
- Type 2** : Cadres (28%) et professions libérales (10%) en tête des acquéreurs auprès de retraités. 12 % d'acquéreurs étrangers. Existence d'un marché spécifique d'échanges entre les cadres.

Types 1 :

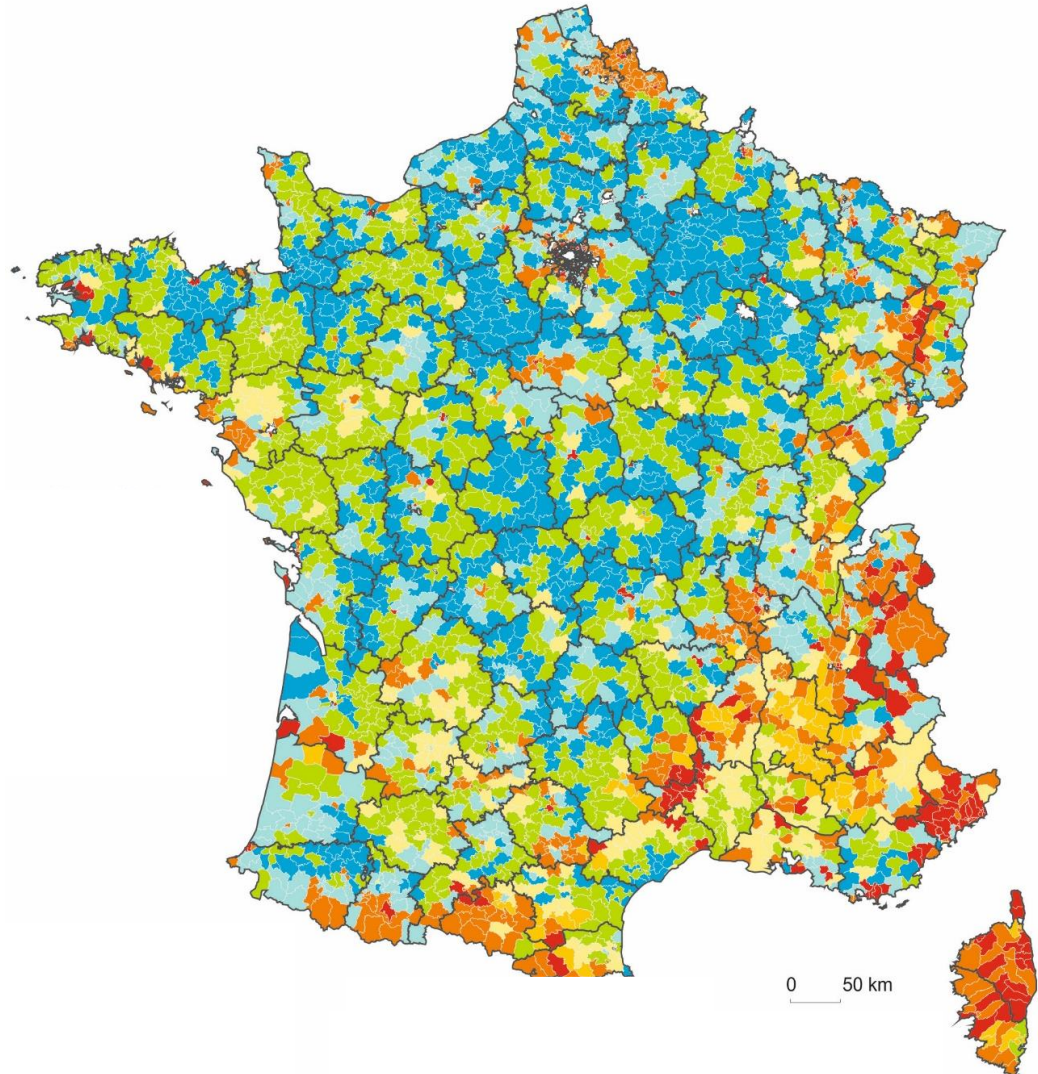
- Un acquéreur sur deux appartient à la catégorie cadres et professions intellectuelles ou professions libérales (43 % contre 17 % en moyenne)
- Très forte proportion d'acheteurs étrangers (12,5 % contre 4,7 % en moyenne)
- Prix moyen le plus élevé (276 000 €)
- Les acheteurs franciliens sont très fortement surreprésentés

Types 2 :

- Surreprésentation des cadres et professions intellectuelles et des professions libérales (38 % contre 17 % en moyenne)
- Présence des retraités marquée parmi les acheteurs (15 % contre 10,4 % en moyenne)
- des migrations plus « régionales » (les distances sont un peu plus courtes que pour le type 1)
- Mouvement d'éviction progressives des ouvriers, des employés depuis 2000 et des professions intermédiaires au cours de la période

Source : base notariale PERVAL 2000, 2002, 2004, 2006, 2008, 2010, 2012. Données sous convention DREAL Normandie - ESO Caen
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Géographie des exploitations agricoles en transition en 2010



Typologie des cantons selon le profil de répartition des six types d'exploitation en 2010

Lecture
(Ecart au profil moyen métropolitain)

- - - Sous-représentation forte
- - Sous-représentation nette
- Légère sous-représentation
- Conforme à la moyenne métropolitaine
- + Légère sur-représentation
- ++ Sur-représentation nette
- +++ Sur-représentation forte

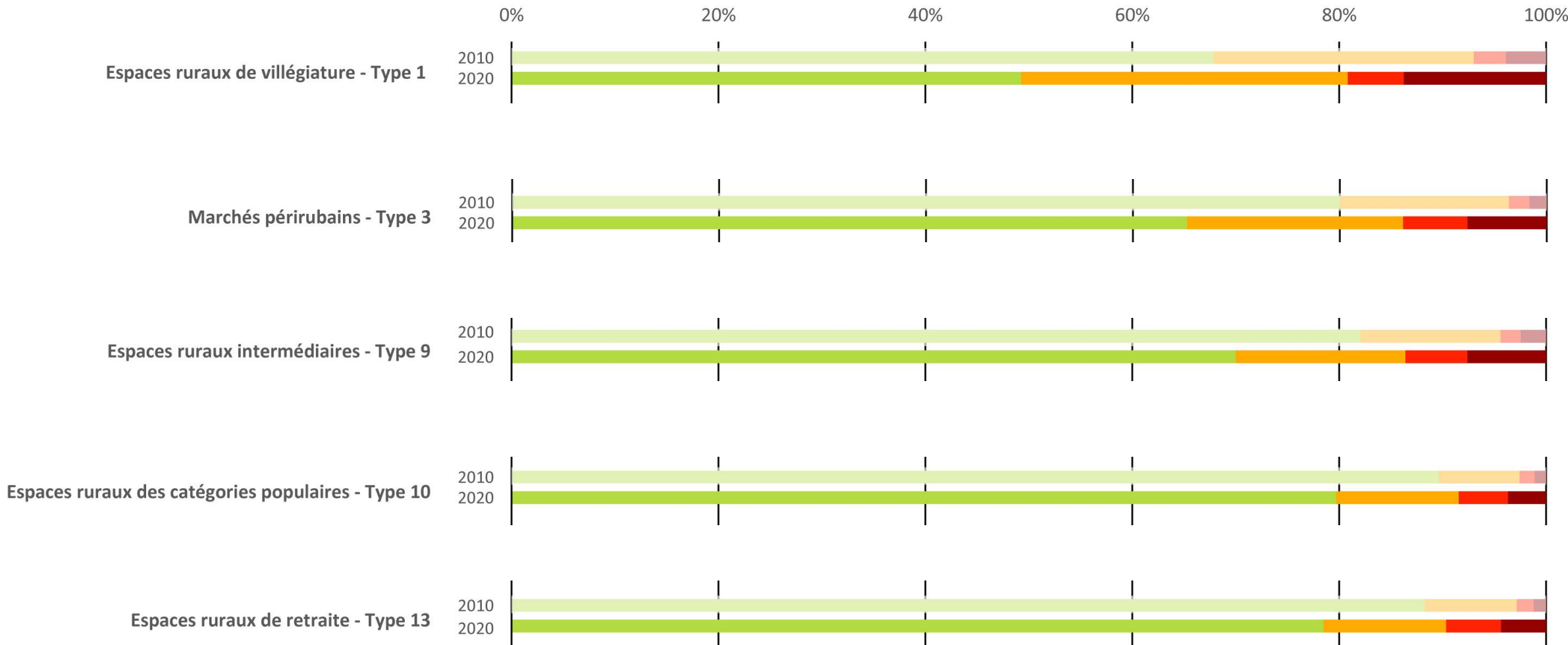
Classe	Couleur	Lecture	Profil de répartition des six types d'exploitation						Nombre de cantons
			Exploitations non biologiques en circuit long (Type A)	Exploitations non biologiques avec moins de 50% du CA en circuit court (Type B)	Exploitations non biologiques avec plus de 50% du CA en circuit court (Type C)	Exploitations biologiques en circuit long (Type D)	Exploitations biologiques avec moins de 50% du CA en circuit court (Type E)	Exploitations biologiques avec plus de 50% du CA en circuit court (Type F)	
Classe 1	Blue	+++	-	-	-	-	-	838 cantons	
Classe 2	Light Blue	□	+	□	-	-	-	613 cantons	
Classe 3	Light Green	+	-	-	+	□	□	961 cantons	
Classe 4	Yellow	-	□	□	++	+	+	262 cantons	
Classe 5	Orange	- -	+	+	++	+++	++	95 cantons	
Classe 6	Dark Orange	- -	++	+	-	□	□	478 cantons	
Classe 7	Red	- - -	-	+++	-	-	++	193 cantons	

Typologie issue d'une CAH sur les coordonnées factorielles d'une ACP (Variance intra-classe : 29,74 % de la variance totale).
 Test de conformité d'une moyenne à une norme très significatif (au seuil de risque d'erreur de 1%) pour l'ensemble des valeurs, à l'exception de la valeur du type C pour la classe 2 de cantons.

Source : Recensement agricole 2010 - CASD

Source : BERMOND M., GUILLEMIN P., MARÉCHAL G. (2019). « Quelle géographie des transitions agricoles en France ? Une approche exploratoire à partir de l'agriculture biologique et des circuits courts dans le recensement agricole 2010 ». *Cahiers Agriculture*, vol. 28: 16.

Add-ons



Add-ons

Geography of donations for a producer shop's crowdfunding in Nogent-le-Rotrou (in the border of Orne – 61 – and Eure-et-Loir – 28 – in the Perch Regional Natural Park)

- On 24 530 € collected :
- 45,5 % are from the PNR ;
 - 24,7 % are from the Ile-de-France (6 055€).

