

The Urban Land Association of Project at the Service of a Coherent Planning of the Territory

Xavier Prigent (France)

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SUMMARY

In France, the latest law on town planning of the last decade have sought to make the territory planning strategy evolve towards a town planning of project but without real great success. On this issue, the recent and voluminous ALUR law (law on the access to housing and to a renewed town planning) of 24 March 2014 reminds us of the « commitment to build 500 000 housings per year, including 150 000 social housings “while ensuring the ecological transition of territories”. Today, our policies tend to stigmatize the seemingly lack of land to build housings. How could we free and make land more fluid as it is not just a question of land mastering or mastering of the costs? More housings mean also an issue of operationality of documents on town planning, of financing of public equipments, of knowledge of operational tools to build or of consultation of the citizen in the development of territories, etc... The land surveyor is a professional of living environment whose scope of intervention is often badly known. However, due to the duality between his/her technical and legal competence, he/she can interpret the horizontal issues of the building act and manage and experience the different issues and the scales of the planning of a territory in every sense of the term. In France, the land surveying profession has been since a long time actively seeking new solutions for the actors of planning and its ministry of reference. It took, for instance, the initiative of the partnership urban project (PUP), which is a system to finance public equipments which was used and codified by the legislator. It has been calling for, since a long time, a town-planning of project, a practical town-planning where the contextualization is a key component for the sustainable development of our territories. There is today quite a number of land deposits (few areas with no constructions) in the urban areas established. That is the reason why land surveyors have been and are still developing the concept of « urban land association of project » in the framework of the new law on town planning ALUR dating back to 24 March 2014. This tool shall allow us to meet the objectives of building housings, sustainable transition of territories, land mobilization,... by superimposing the land frameworks and the project frameworks and thus going beyond the technical issues generated by the multiplicity of land owners of areas meant to receive buildings in a qualitative approach of the production line of actors.