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Locate25 | 
THE NATIONAL GEOSPATIAL CONFERENCE

Collaboration, Innovation and Resilience:
Championing a Digital Generation



Brisbane, Australia 6–10 April

Presented at the FIG Working Week 2025,
6–10 April 2025 in Brisbane, Australia



The surveyor and the trajectory of land sobriety in France **Episode 5**

A Practical Case Study of Urban Renewal

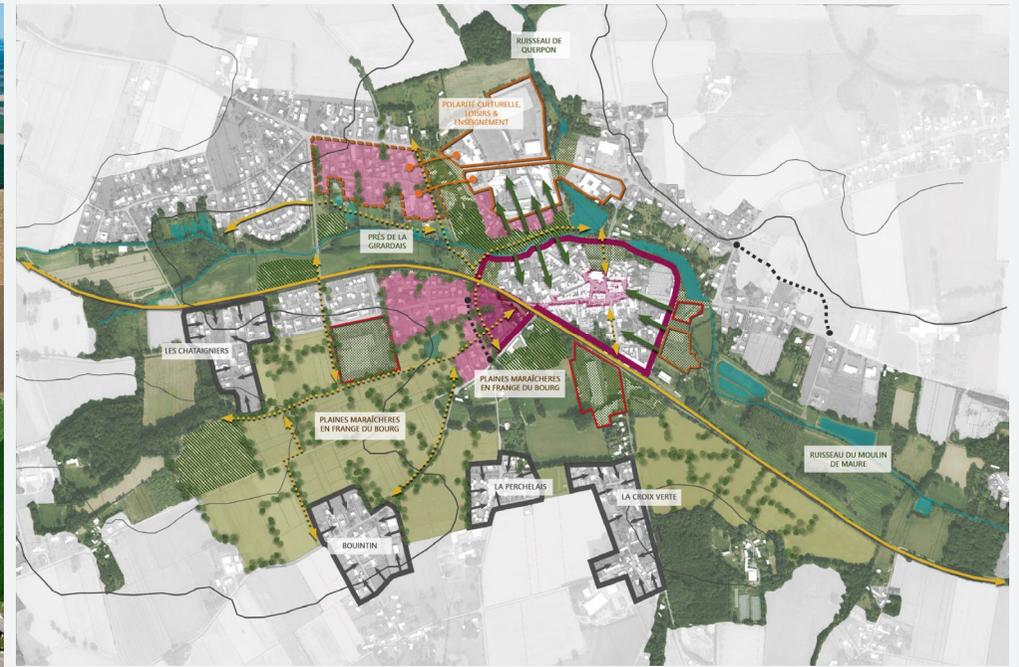
TANDONNET Eloi, OGE-France



GÉOMÈTRE-EXPERT
GARANT D'UN CADRE DE VIE DURABLE

COMBATING URBAN SPRAWL AND THE EFFECTS OF CLIMATE CHANGE

THE EMERGENCE OF NATIONAL POLICIES AT EUROPEAN LEVEL



LAND SOBRIETY (or Zero Net Land Take), a National Objective

● **Law « Grenelle 2 »
17th July 2010 :
Reducing space
consumption**

Obligation to carry out
an analysis of previous
space consumption

● **Law «ALUR» du 24th
March 2014: optimise
construction within
already urbanised
areas**

Obligation to carry out
a densification study of
urbanised areas

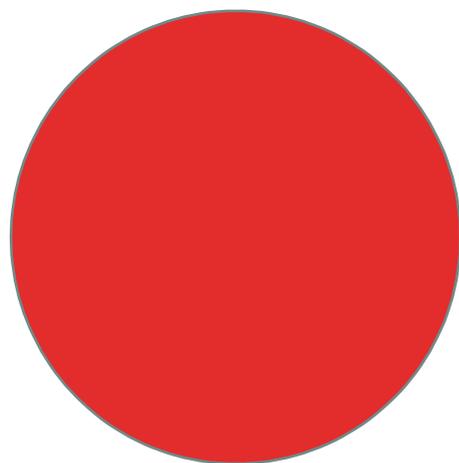
● **Law « Climate & Resilience » 22nd
August 2021: combating climate
change and building resilience to its
effects**

In order to achieve the national objective
of no net artificialisation of land by 2050,
the rate of artificialisation of land must be
halved by 2030, taking into account the
total consumption of space observed
between 2010 and 2021. This reduction in
artificialisation should then be halved each
decade until 2050.



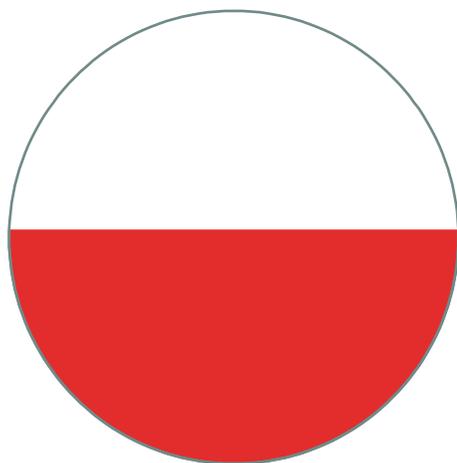
TIMELINES OF LAND SOBRIETY

2021



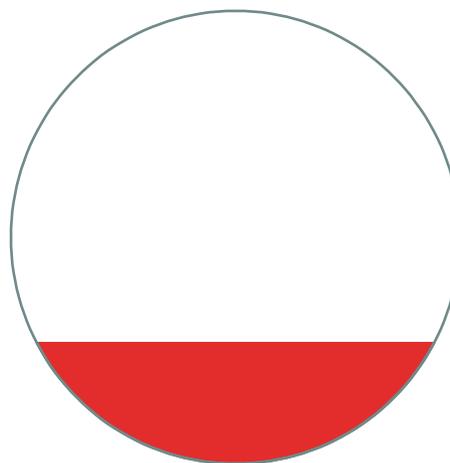
HALVE THE **CONSUMPTION**
OF NATURAL,
AGRICULTURAL AND
FOREST AREAS OVER THE
LAST 10 YEARS

2031



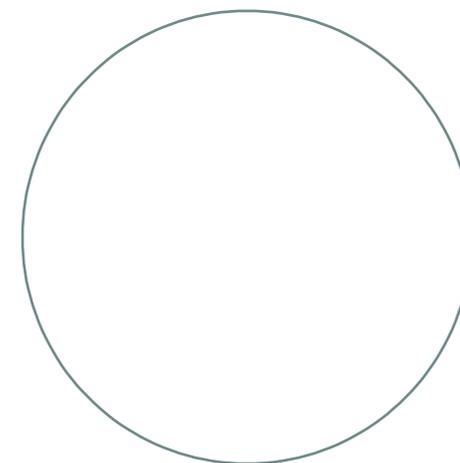
DEFINE A TARGET FOR
REDUCING THE RATE OF
ARTIFICIALISATION IN 10-
YEAR INCREMENTS

2040



ACHIEVE THE OBJECTIVE OF
ZERO NET
ARTIFICIALISATION /
LAND SOBRIETY

2050



DEFINITIONS

SPACE CONSUMPTION

the consumption of natural, agricultural and forestry areas is understood to mean the actual creation or extension of urbanised areas in the area concerned

ARTIFICIALISATION

the lasting alteration of all or part of a soil's ecological functions, in particular its biological, hydric and climatic functions, as well as its agronomic potential, as a result of its occupation or use.

Space consumption ?



Artificialisation ?



Space consumption ?



Artificialisation ?



DEFINITIONS

RENATURATION

Soil renaturation, or desartificialisation, consists of actions or operations to restore or improve the functionality of a soil, with the effect of transforming it.

NET ARTIFICIALISATION

Net Artificialisation is defined as the balance of artificialisation and renaturation recorded over a given area and period.

ARTIFICIALISATION



+

RENATURATION



= **Land Sobriety**

**PROPOSALS FOR A HUMANLY ACCEPTABLE
TRAJECTORY OF LAND SOBRIETY**



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The surveyor and the trajectory of **land sobriety in France**

METHODOLOGY

Episode 1

Towards a Comprehensive Legal and Practical Framework for Soil Management

Episode 2

Integrating Soil Management into Sustainable Land Use Planning

Episode 3

Enhancing Urban Planning through Adaptive and Inclusive Strategies

EXAMPLES

Episode 4

A Practical Case Study of Urban Renaturation and De-artificialization

Episode 5

A Practical Case Study of Urban Renewal

THE EXPERIMENTATION GUIDE



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METHODOLOGY

Episode 1

Strengthening the Landscape Framework

Episode 2

Defining Local Agricultural Areas

Episode 3

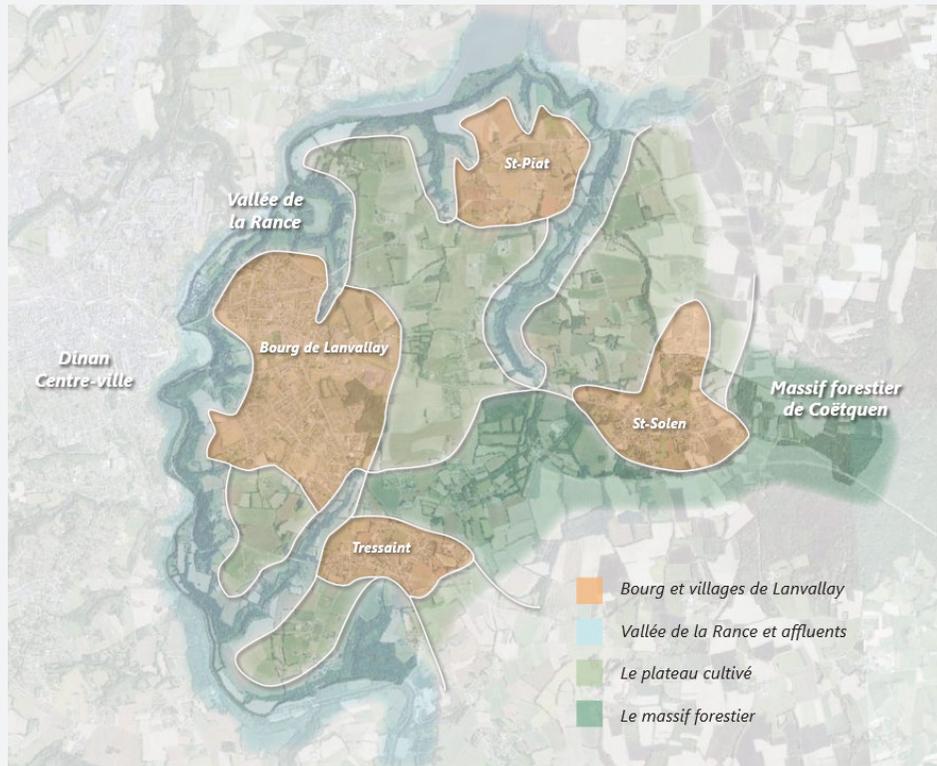
Anticipating the Future of Mobility

Episode 4

Achieving Balanced Urban Intensification

THE CASE OF LANVALLAY IN BRETAGNE

COMMUNE OF DINAN





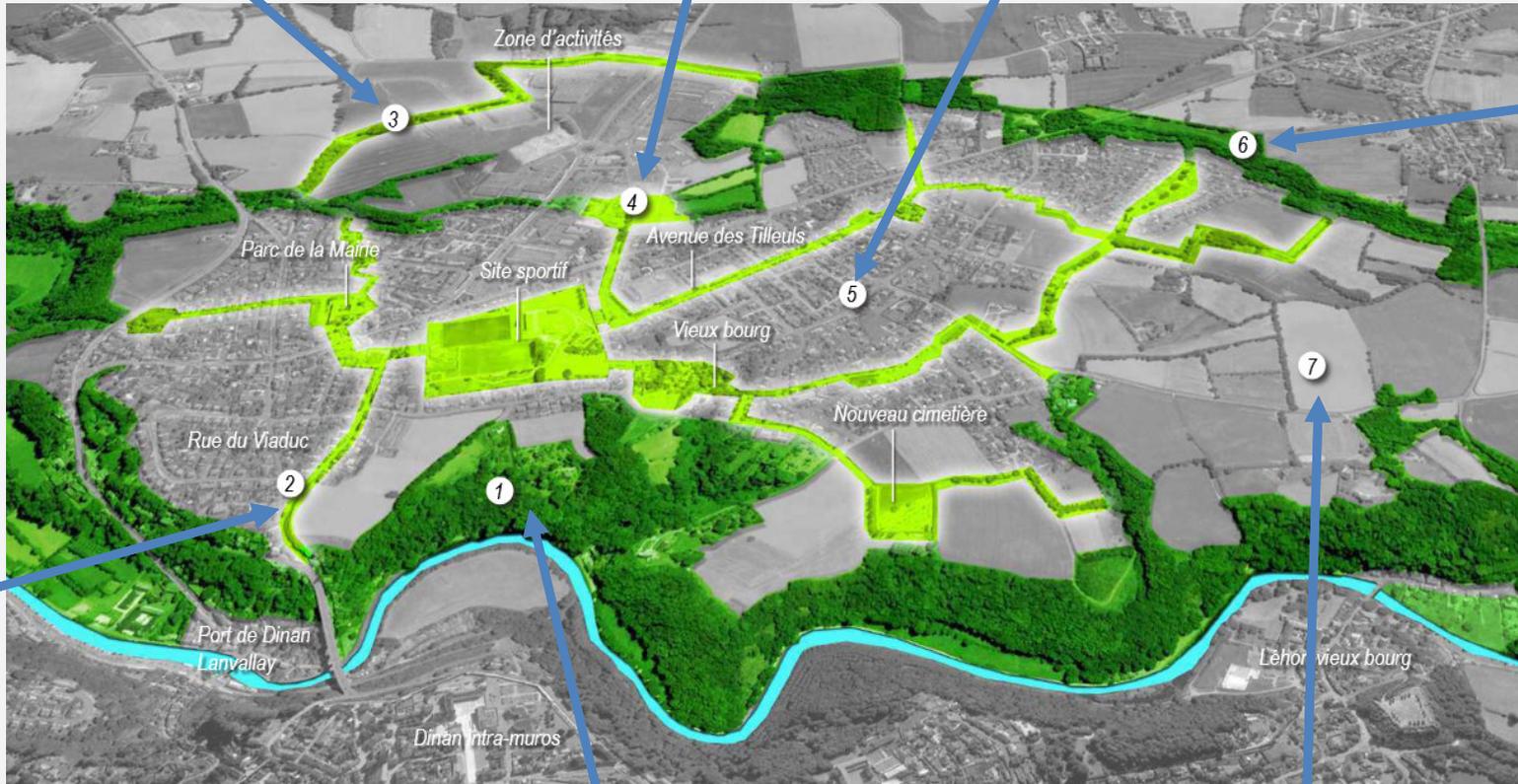
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3 The business zone needs a landscape transition to integrate with the town center.

4 The industrial zone, in transition, should become a business park and rethink public space

5 Old car-centric housing developments need a coherent landscape structure.

6 The town and villages' landscape framework strengthens their identity and readability.

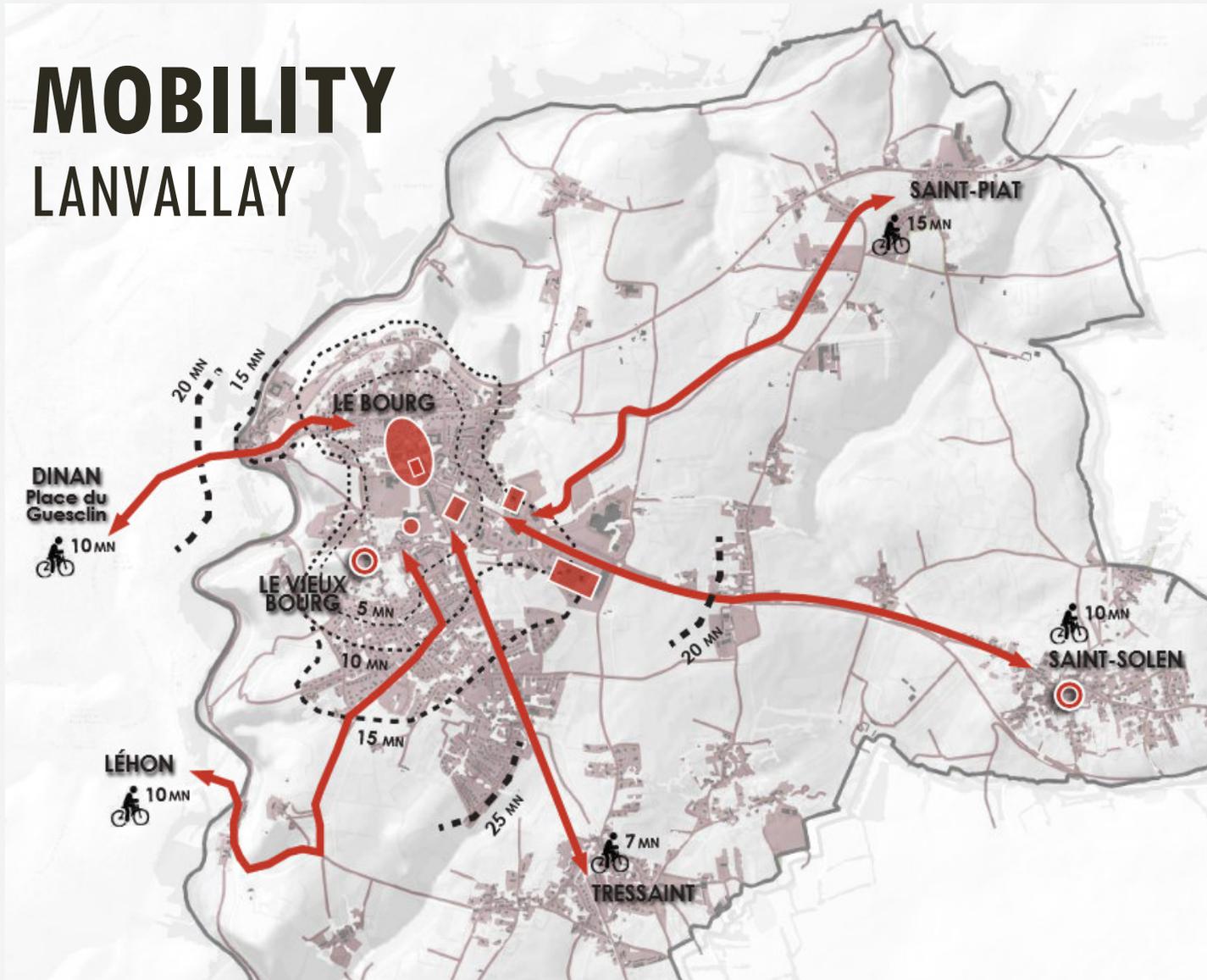


2 The viaduc Street, a strategic axis, links the port and Dinan to the town center.

1 The Rance Valley, a future urban park, connects the town center to its natural environment.

7 Agricultural areas within the town support local production and social connections.

MOBILITY LANVALLAY



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LANVALLAY THROUGH THE CENTURIES



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LANVALLAY THROUGH THE CENTURIES



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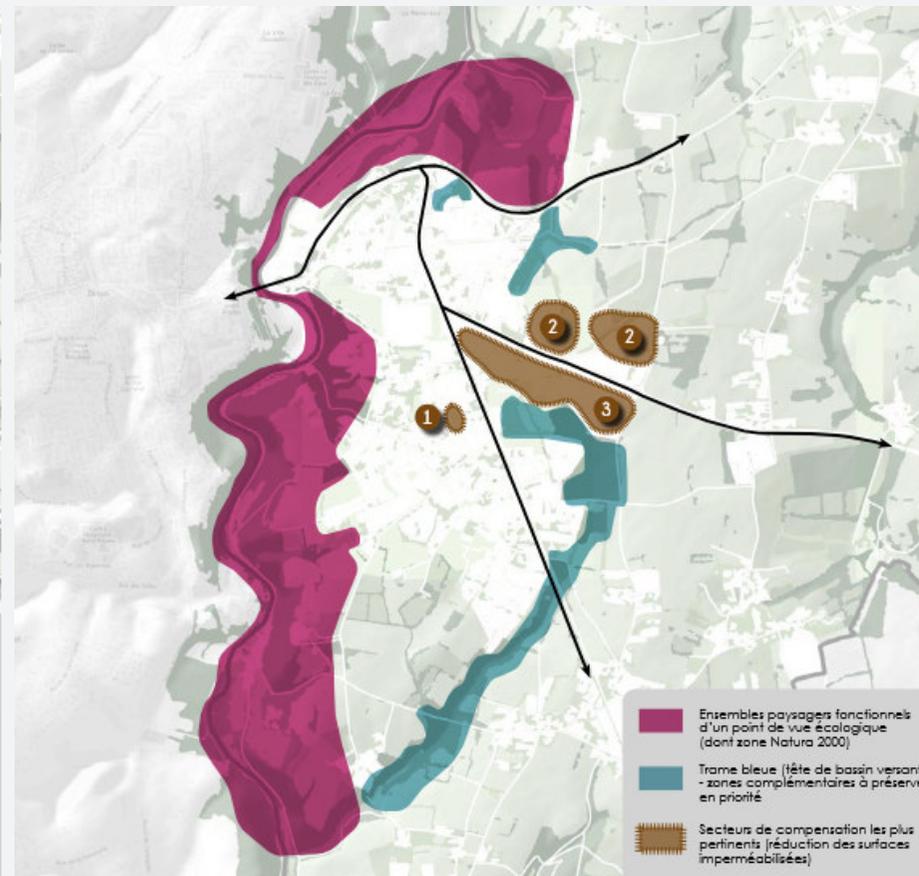
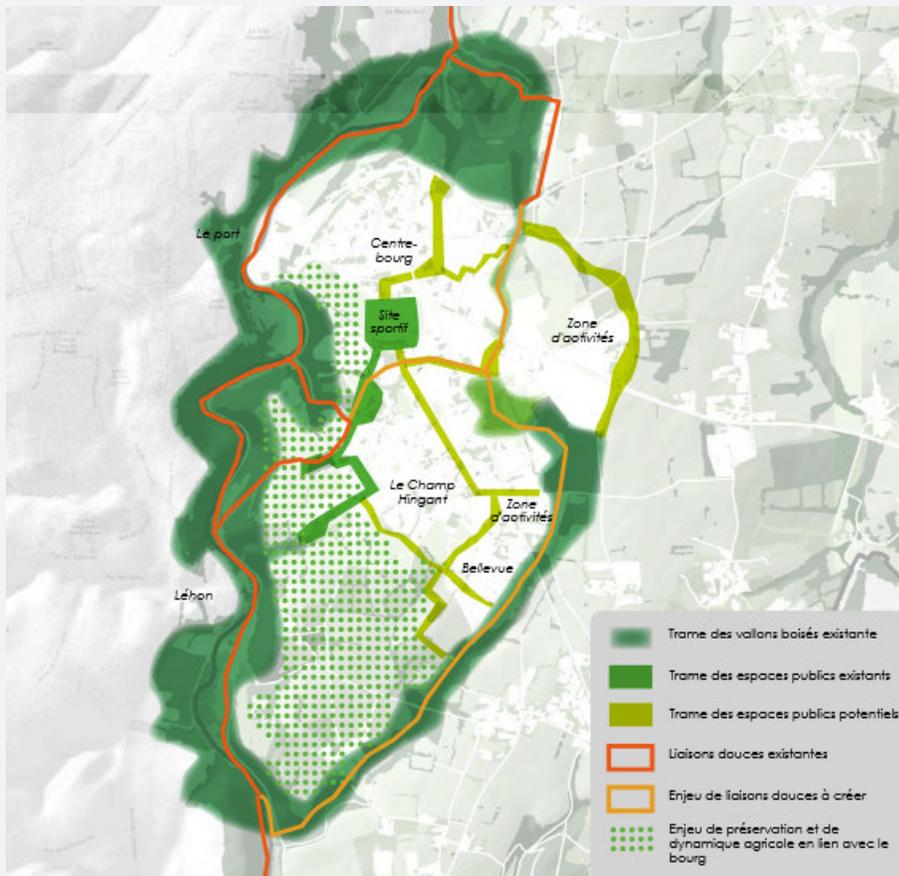


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NATURE AND LANDSCAPES



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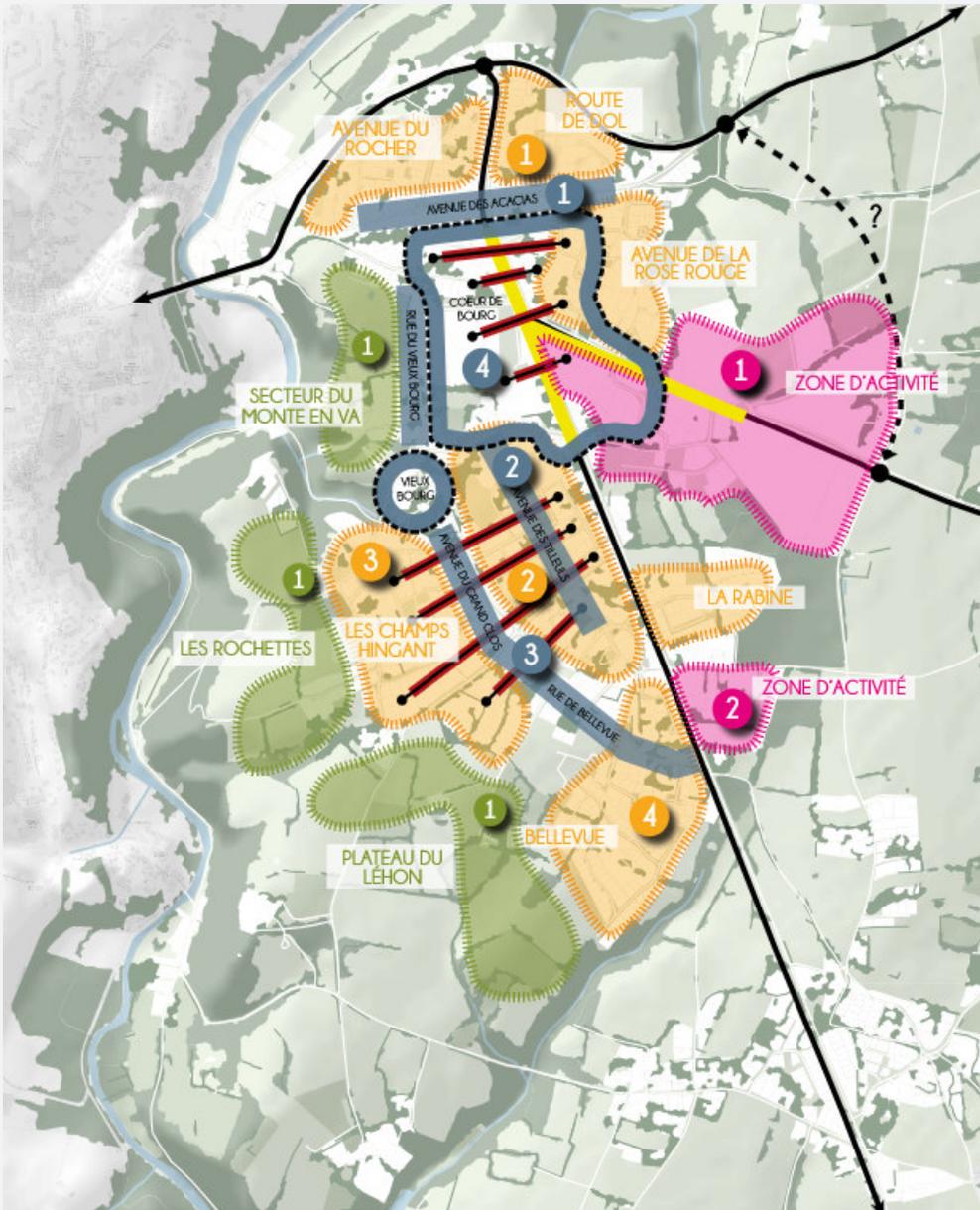


1 Waterproofing from a car park
=> 3.000m²

2 Reduction of a car park
=> 8ha

3 Reduction of a car park
=> 12ha

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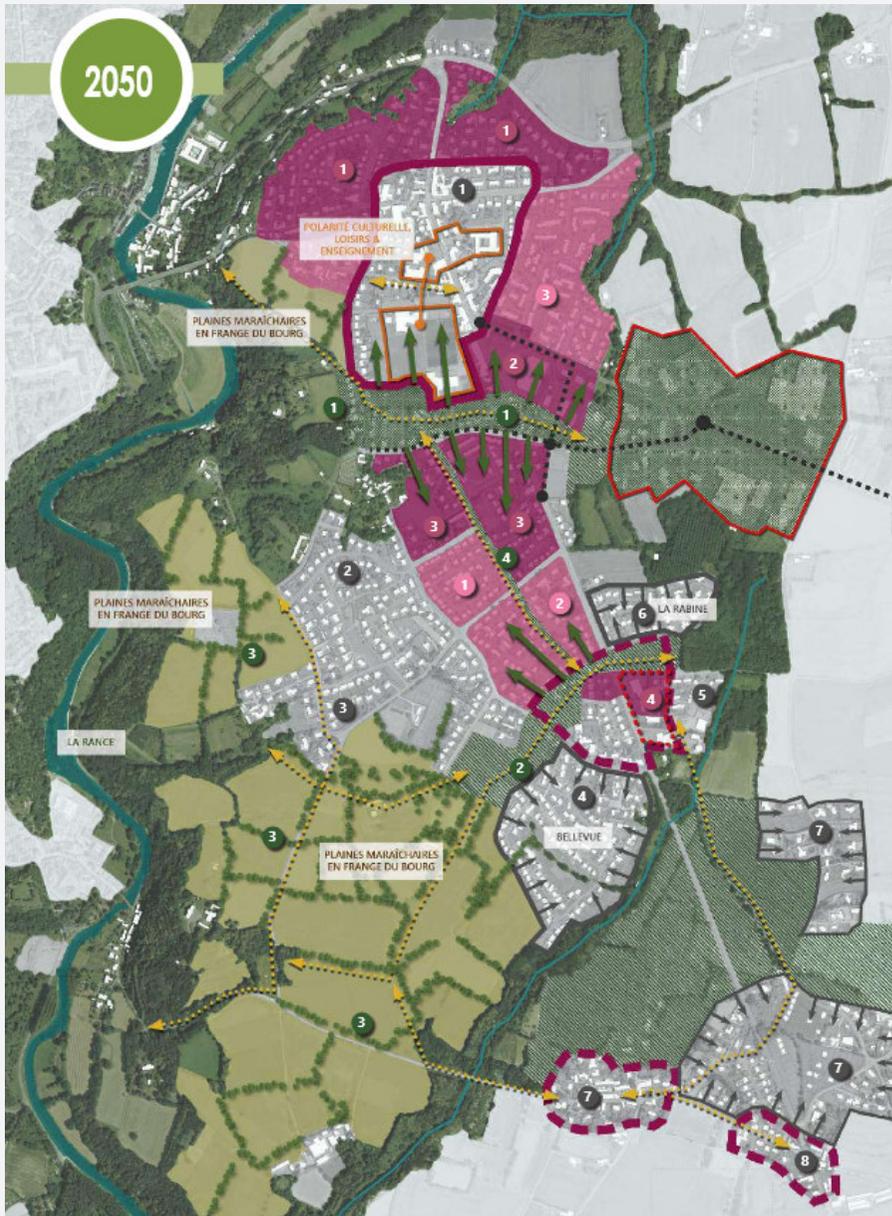
LANVALLAY TODAY



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- 1 Agricultural platform overlooking Dinan, requiring a gentle landscape transition and the preservation of views.
- 1 A potential feeder ring and footpaths.
- 1 Several low-density neighbourhoods with no real focal point, such as Bellevue and Champs Hingant.
- 1 Avenues and urban areas in need of restructuring :
 - “Avenue des Tilleuls” (renewal and desilting),
 - “Avenue des Acacias” (potential for densification and a central street), and a bypass to be strengthened.

2050



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LANVALLAY TOMORROW



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- Changes in retail and mobility
- Attractiveness and densification
- Agriculture and green tourism
- Adapting to ageing



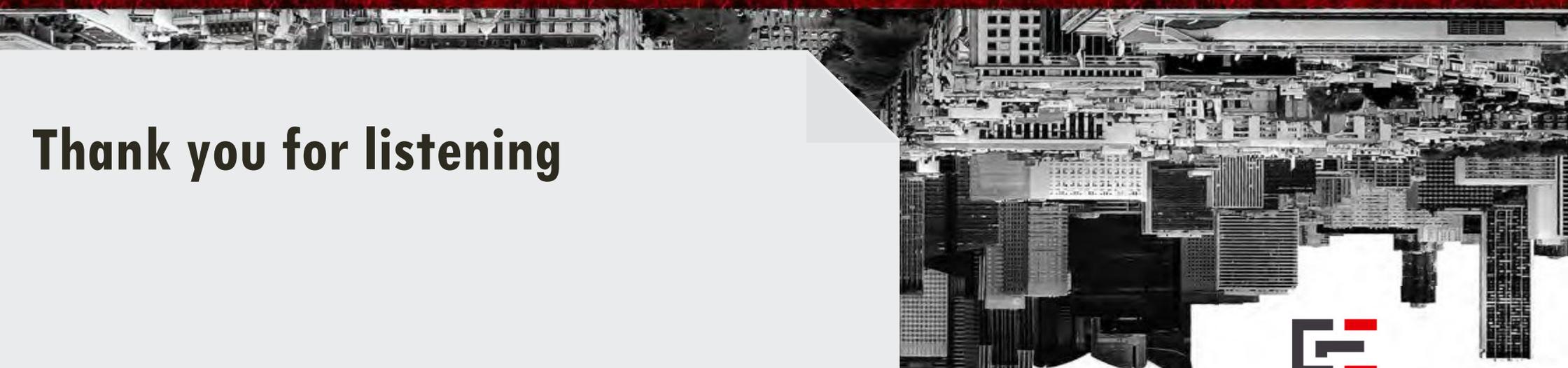
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Thank you for listening

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