



**Locate25**  
THE NATIONAL GEOSPATIAL CONFERENCE



Collaboration, Innovation and Resilience:  
Championing a Digital Generation

Presented at the FIG Working Week 2025,  
6-10 April 2025 in Brisbane, Australia  
**FIG**  **Geospatial**  
Council of Australia  
Brisbane, Australia 6-10 April



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

A Practical Case Study of Urban Renewal

TANDONNET Eloi, OGE-France

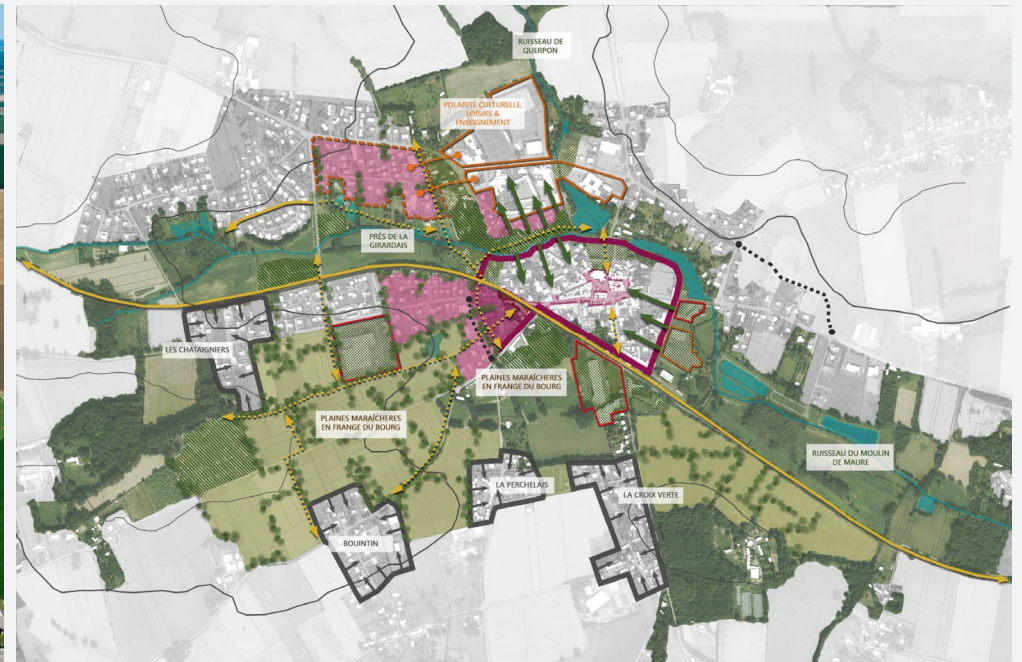


**GÉOMÈTRE-EXPERT**  
GARANT D'UN CADRE DE VIE DURABLE



# 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

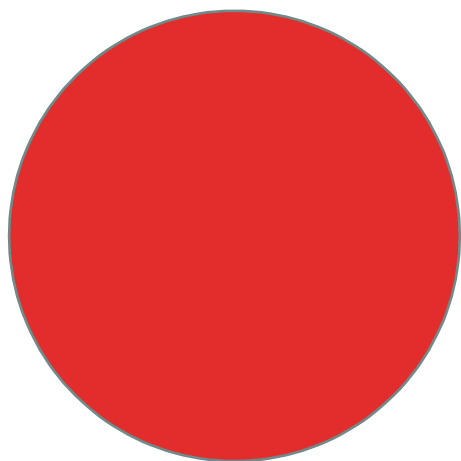
- **Law « Climate & Resilience » 22nd  
August 2021: combating climate  
change and building resilience to its  
effects**

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.



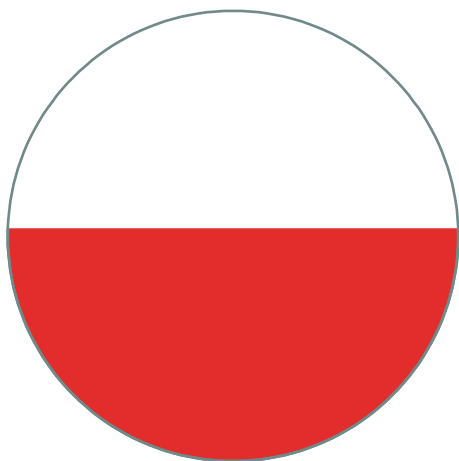
# TIMELINES OF LAND SOBRIETY

2021



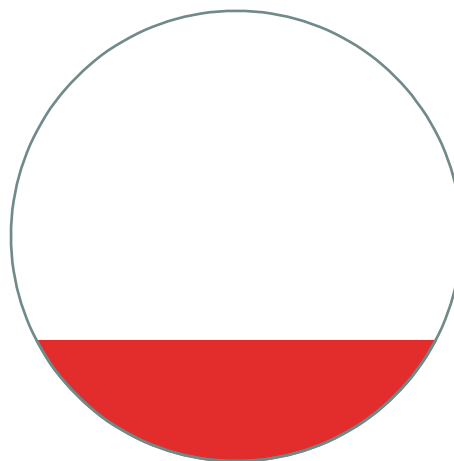
HALVE THE **CONSUMPTION**  
OF NATURAL,  
AGRICULTURAL AND  
FOREST AREAS OVER THE  
LAST 10 YEARS

2031



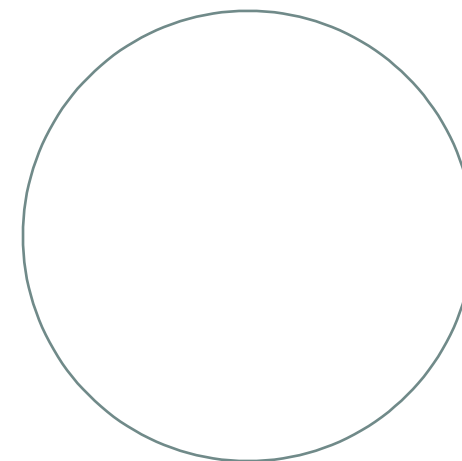
DEFINE A TARGET FOR  
REDUCING THE RATE OF  
**ARTIFICIALISATION** IN 10-  
YEAR INCREMENTS

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**

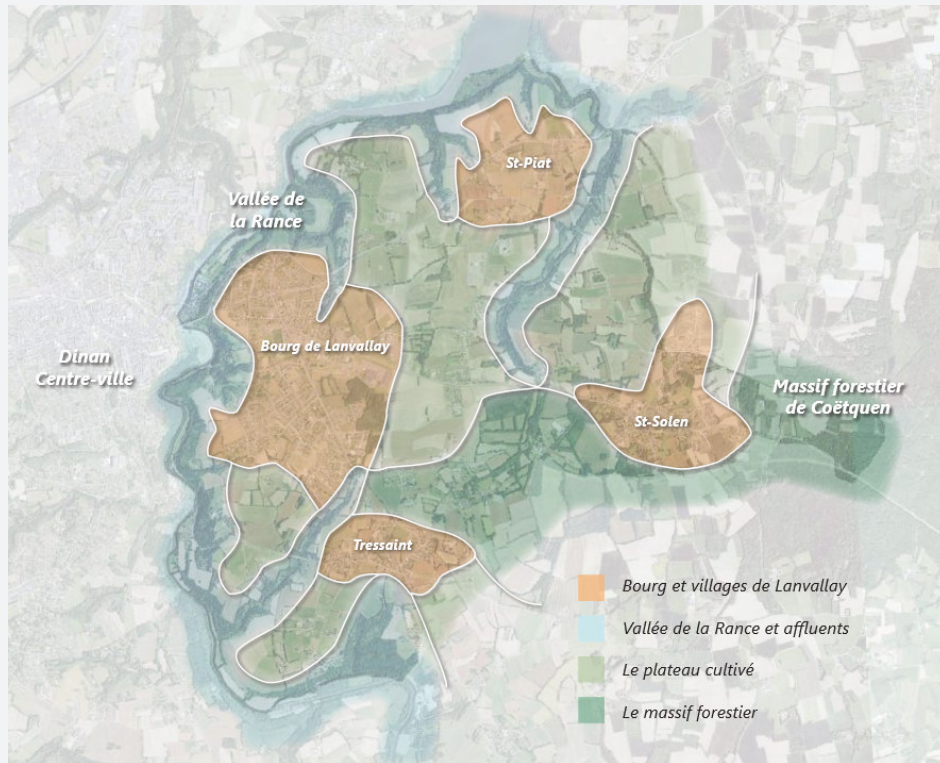
### Episode 4

**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.



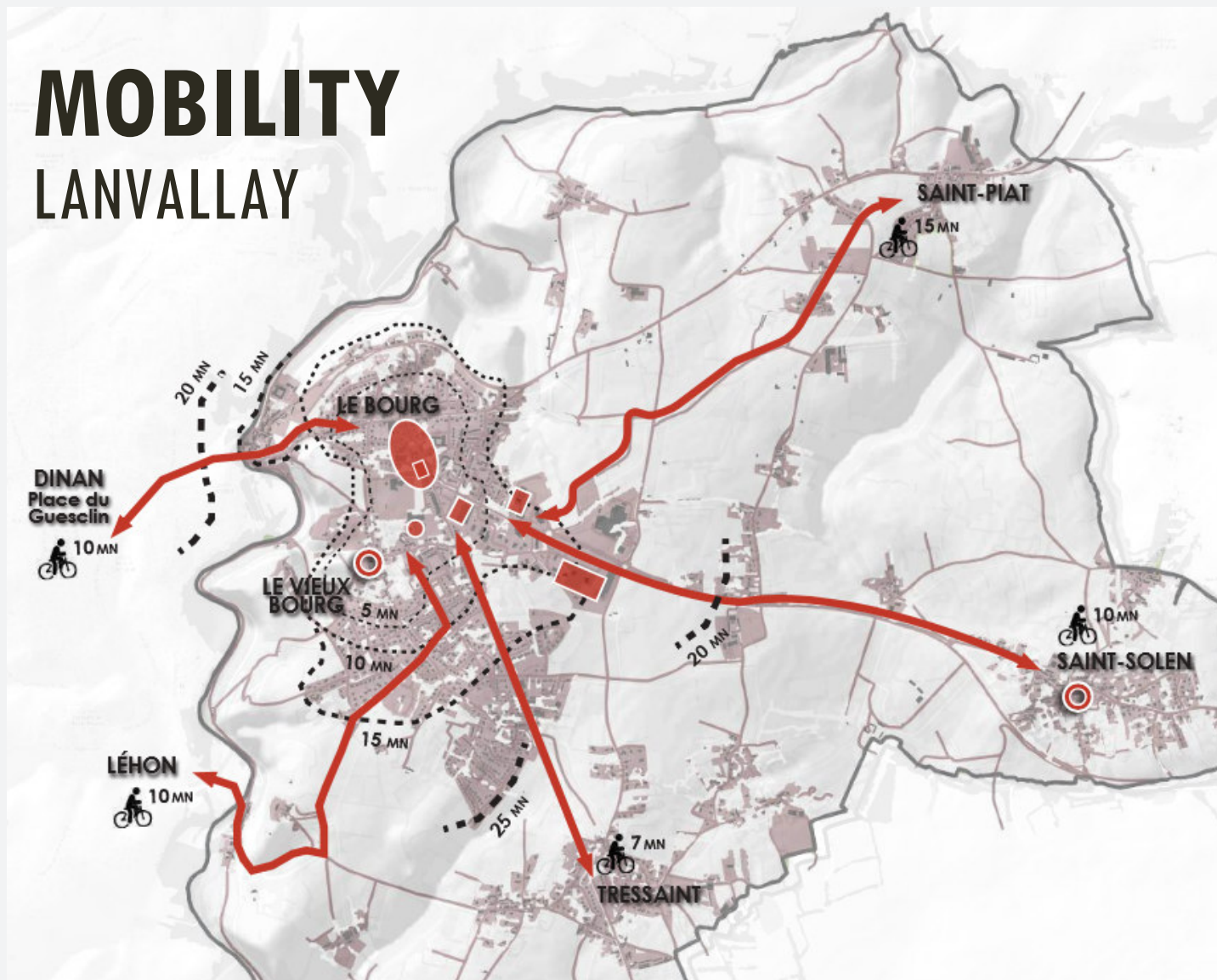
**2** The viaduc Street, a strategic axis, links the port and Dinan to the town center.

**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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1820-1866



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1950-1965



# LANVALLAY THROUGH THE CENTURIES



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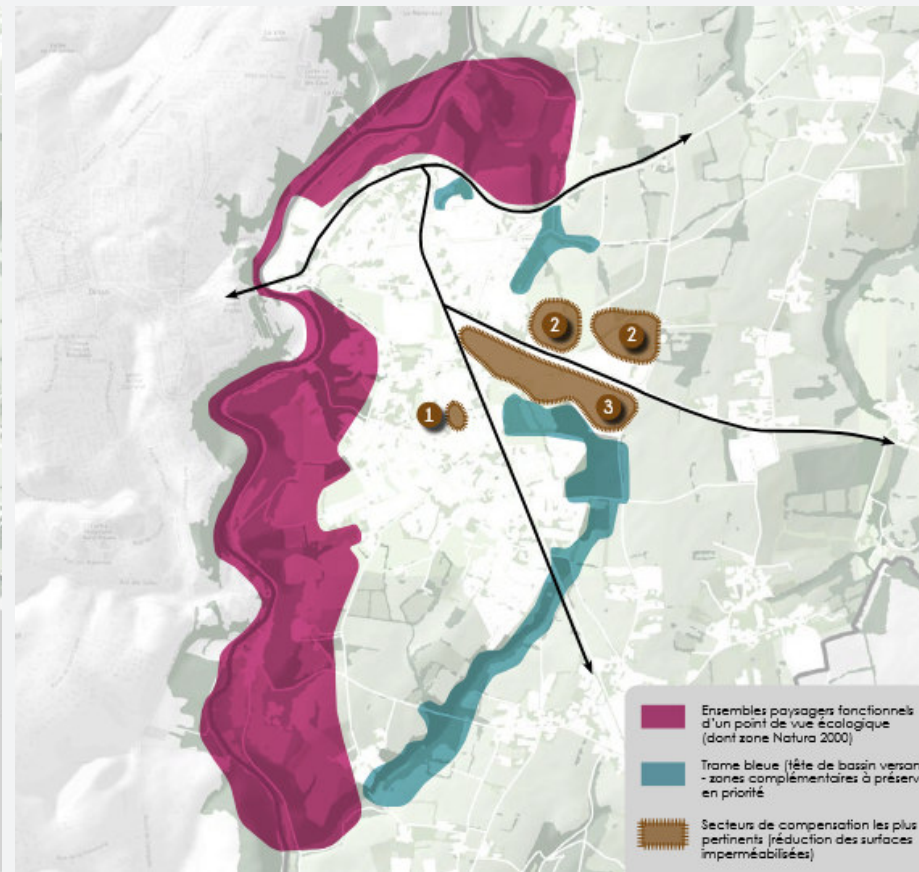
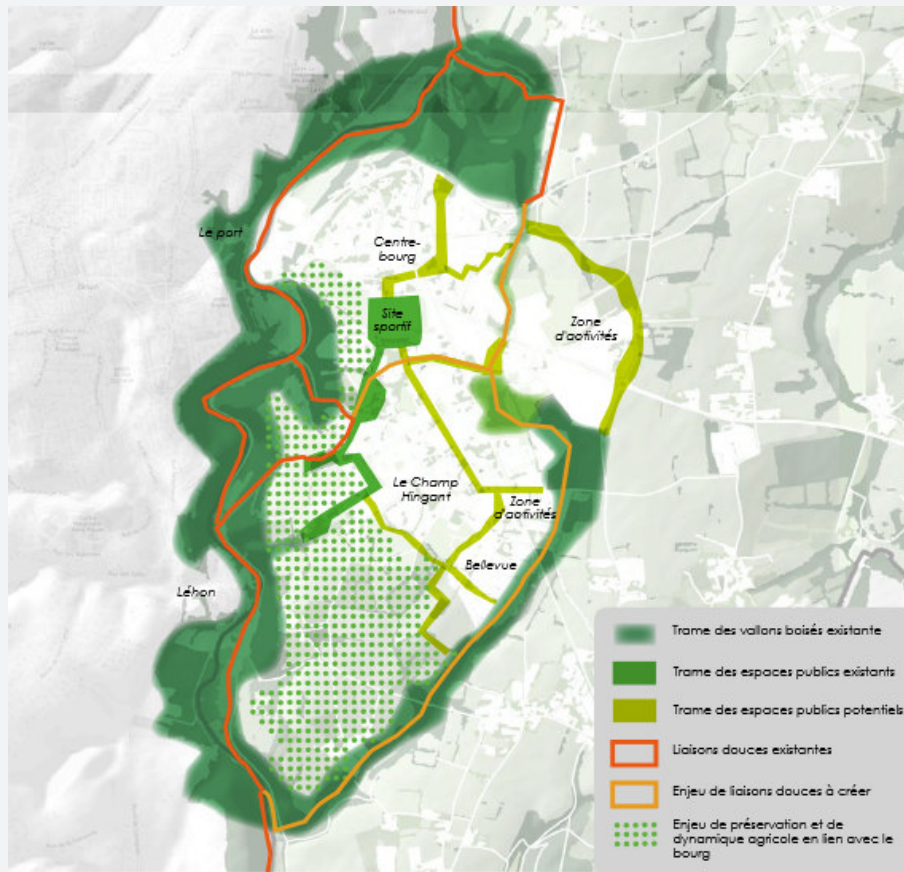
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# NATURE AND LANDSCAPES



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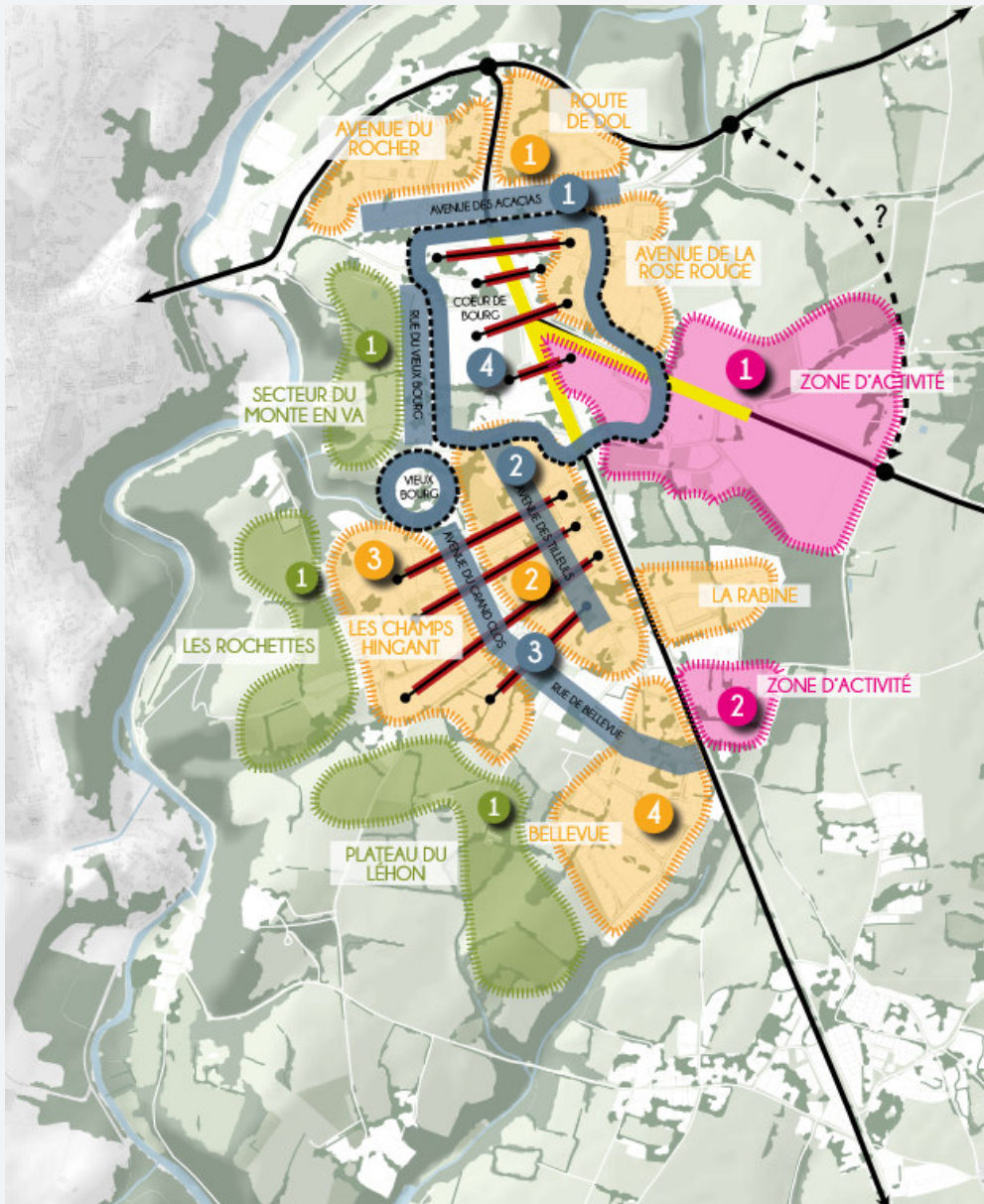
**1** Waterproofing  
from a car park  
=> 3.000m<sup>2</sup>

**2** Reduction of a  
car park  
=> 8ha

**3** Reduction of a  
car park  
=> 12ha

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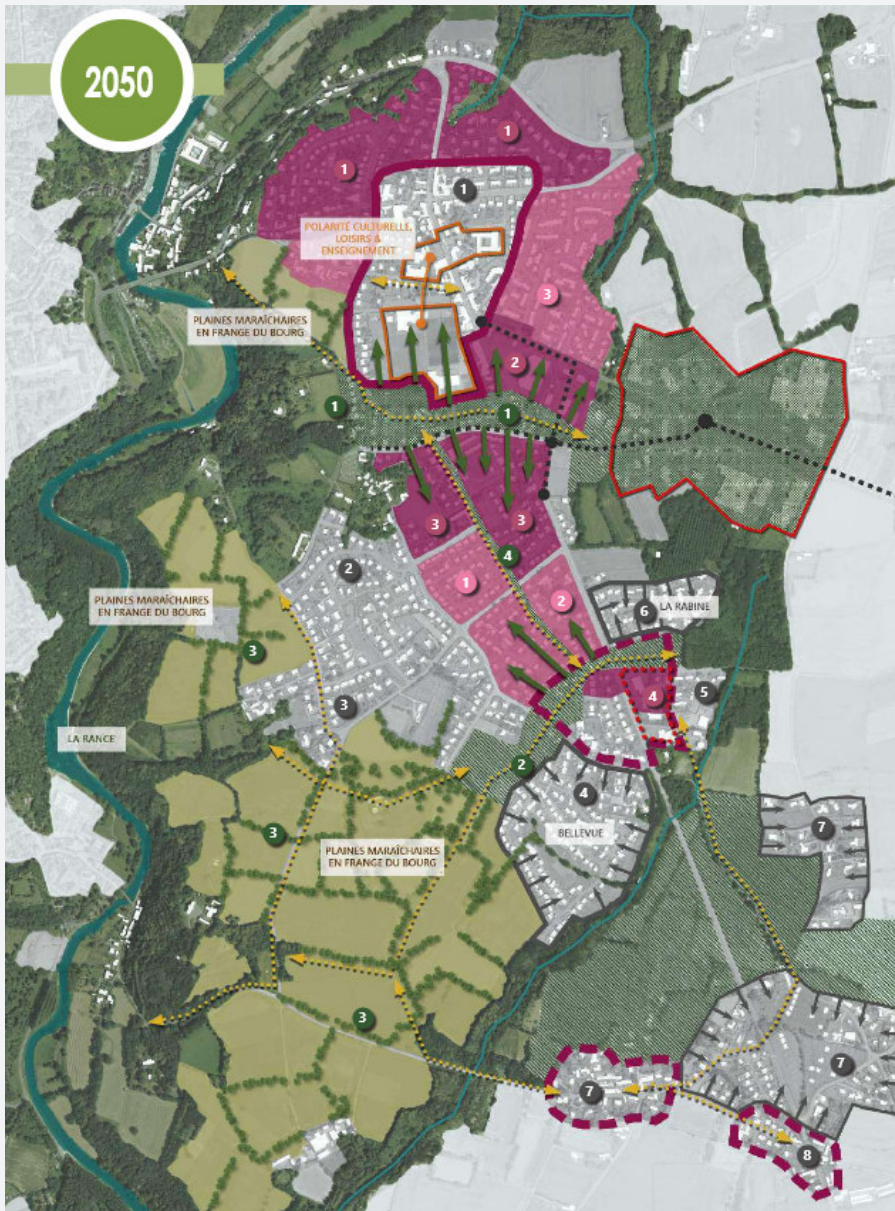
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# LANVALLAY TODAY



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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.



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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





**WORKING  
WEEK 2025**

AND

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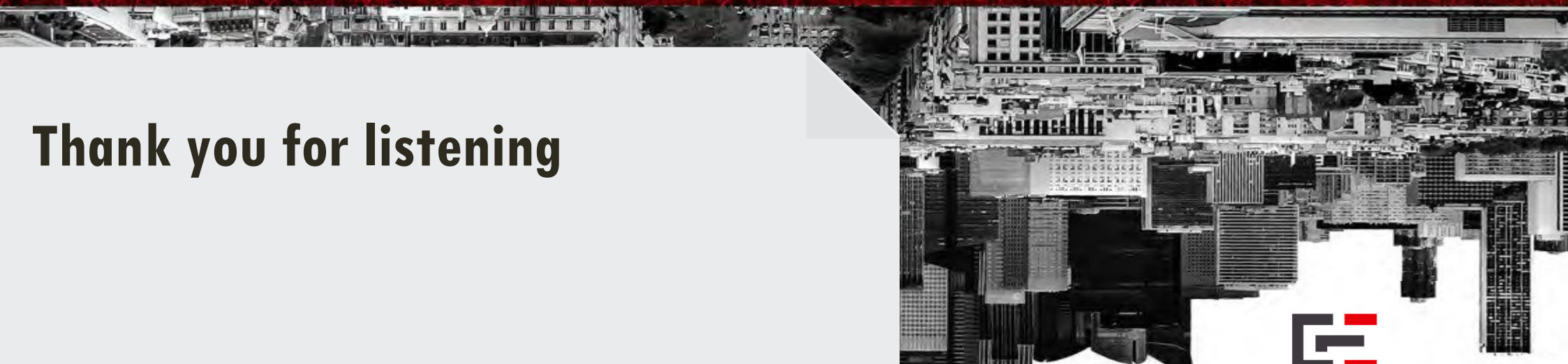


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**Thank you for listening**

TANDONNET Eloi, OGE-France



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