

USE OF THE LAND USE AREAS SET OUT IN SECTOR PLANS

TERRIT 4

The 23 sector plans (SPs) of Wallonia are regulatory tools that make it possible to manage the pressures of land take on the environment by demarcating areas intended for urbanisation and areas not intended for urbanisation. The study of the actual use of the areas defined in the SPs makes it possible to evaluate the correlation between the concrete use of the territory and the established zoning.

More than two thirds of habitat areas (HAs) are artificialised

In 2015, the areas intended for urbanisation included in the SPs represented 254,018 ha, or 15.0% of Walloon territory. Within these, the HAs covered 180,659 ha (10.7% of Wallonia). Approximately 68% of this surface area (123,213 ha) was actually occupied by artificialised land¹; the remainder, i.e. 57,446 ha, was therefore theoretically still available for urbanisation² and used primarily for agricultural purposes (51,982 ha).

The concerted municipal development areas (CMDAs), which may or may not be used for urbanisation, accounted for 21,641 ha (1.3% of the territory) in 2015, and were still predominantly non-artificialised¹ (78% of the surface area of CMDAs was non-artificialised).

Use of areas not intended for urbanisation in compliance overall

The rest of the Walloon territory was mainly reserved for areas not intended for urbanisation in the SPs. The agricultural area (AA), dedicated to agricultural activities and buildings, covered 836,442 ha, or almost half of Wallonia. The forest area (FA) covered 492,561 ha, or just under a third of the Walloon territory, while the green spaces area (GSA) and the natural area (NA) occupied 37,960 ha and 22,846 ha respectively, i.e. 2.2% and 1.4% of Wallonia. The non-urban nature of these areas was adhered to overall in

2015, since nearly 94% of the AA, 97% of the FA and 93% of the NA were preserved. The GSA had an artificialisation rate¹ of 32%, a significant part of this artificialised surface area equivalent to land of unknown nature and/or not in the land registry, for which the land cover frequently corresponds to water courses, transport infrastructures and their associated spaces (motorway embankments, etc.).

Re-adjustment of areas intended for urbanisation

The Territorial Development Code (*Code du développement territorial - CoDT*), which replaced the Walloon Code on Land Use Planning, Urbanism and Patrimony (*Code wallon de l'aménagement du territoire, de l'urbanisme et du patrimoine - CWATUP*) on 01/06/2017, retains the regulatory value of the SPs. In general, this tool has made it possible to avoid the artificialisation of areas not intended for urbanisation. At the regional level, the extent of the areas intended for urbanisation would be sufficient in the medium term to meet Wallonia's future development needs³, even if some municipalities present risks of saturation of land locally². Conceived in the 1970s and 1980s, the SPs were a way to express preferences for the territory. A readjustment of the areas intended for urbanisation should now be considered in order to limit the impact of the artificialisation of the territory on the environment.

^[1] Land of unknown nature and/or not in the land registry are considered as artificialised land here. | ^[2] → TERRIT 5 | ^[3] Charlier *et al.*, 2013

Fig. TERRIT 4-1 Level of use of the land use areas set out in sector plans (SPs) in Wallonia

