

## NON-URBANISED LAND IN HABITAT AREAS ACCORDING TO SECTOR PLANS TERRIT 5

The land uses of the sector plans (SPs) intended for housing are mainly habitat and rural habitat areas (HAs). By combining the zoning of the SPs with data from the land registry, it is possible to highlight land that is not urbanised in HAs. This land, currently used mainly for agricultural purposes, theoretically constitutes availability for future urbanisation.

### Unequal distribution of the theoretical land offer

In 2015, the HAs registered in the SPs occupied 180,659 ha (10.7% of the Walloon territory)<sup>1</sup>. Non-urbanised land, which corresponds to a theoretical land offer<sup>2</sup>, represented almost 57,000 ha, i.e. around 32% of the area of the HAs. On average, each Walloon municipality therefore had approximately 219 ha. However, these figures conceal a highly uneven distribution of availability<sup>3</sup>. Some urban municipalities such as Liège, Namur, Charleroi, Mons and Tournai, as well as the municipalities included in the Brussels-Namur-Mons triangle, offered less than 25% of non-urbanised land in 2015. Conversely, the HAs in many rural municipalities in the province of Luxembourg and the south-eastern part of the province of Liège had a significant proportion of land that was not urbanised ( $\geq 45\%$ ).

### More and more municipalities moving towards saturation

Between 2012 and 2015, the number of municipalities offering less than 25% of non-urbanised land rose from 53 to 63. This trend of reduced supply is confirmed by analysing the surface area data: in 2012, 93 municipalities had land availability of less than 150 ha, compared to 97 in 2015.

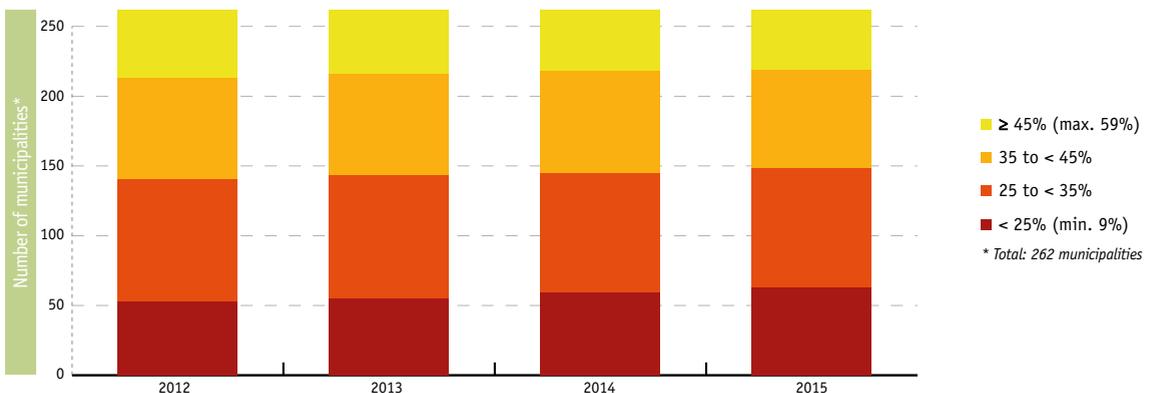
### Towards a more sustainable residential development policy?

Given the expected growth in the number of households in all Walloon municipalities<sup>4</sup>, if no specific policy is put in place (reconstruction of the city on the city, taking into account unoccupied dwellings, urbanisation on virgin land with deliberate housing densities), in the

medium term, risks of land saturation exist at the local level, particularly in the north of the Sambre-et-Meuse line<sup>5</sup>. With a view to the sparing use of land, as advocated in Art. 1 of the Walloon Code on Land Use Planning, Urbanism and Patrimony (*Code wallon de l'aménagement du territoire, de l'urbanisme et du patrimoine - CWATUP*)<sup>6</sup>, the inclusion of new areas intended for habitat in the SPs should only take place in the most acute cases of lack of land<sup>5</sup>. The CWATUP and the CoDT plan to compensate for the inclusion of any new areas intended for urbanisation with significant environmental impacts by an equivalent modification of an existing area intended for urbanisation or a concerted municipal development area in an area which is not intended for urbanisation, or by alternative compensation<sup>7</sup>. Research on a sustainable SP was recently carried out by the Permanent Conference on Territorial Development (*Conférence permanente du développement territorial*). This research led to the development of a methodology aimed at sketching out the different areas most suitable for housing in terms of sustainable territorial development, by moving away from the land use indicated in the SPs<sup>8</sup>.

[1] → TERRIT 4 | [2] In order to evaluate the effective land offer, it would be necessary to take into account the legal constraints, the technical feasibility of using the plots or their actual availability for sale. | [3] → Map 48 | [4] Charlier *et al.*, 2017 | [5] Charlier *et al.*, 2013 | [6] On 20/07/2016, the Walloon Parliament adopted the Territorial Development Code (*Code du développement territorial - CoDT*), which replaced the CWATUP on 01/06/2017 and in which the principle of "sparing" land use was replaced by "rational" land use. | [7] → TERRIT 6 | [8] Jungers *et al.*, 2015a, 2015b, 2015c

Fig. TERRIT 5 Non-urbanised land in habitat areas according to sector plans in Wallonia



SOERW 2017 – Sources: FPS Finance - AGDP (land registry data as of 01/01/2015); SPIW - DG04 (sector plans, vector coordinated versions)/IWEPS calculations based on the IWEPS/DG03/CPDT classification (2008)