



MÉTROPOLE
EUROPÉENNE DE LILLE

Brownfield redevelopment in the EU

The experience of the European metropolis of Lille

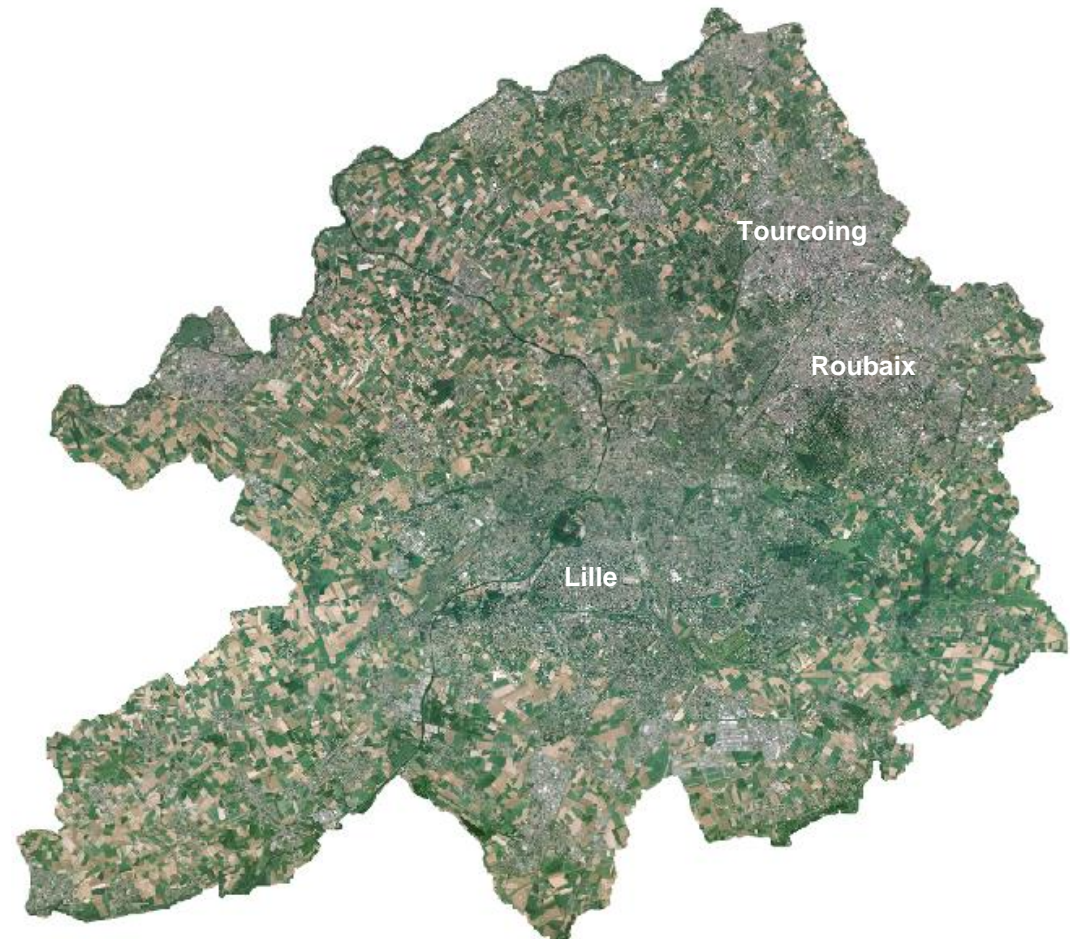
Brussels, 5 april

Christine Lafeuille

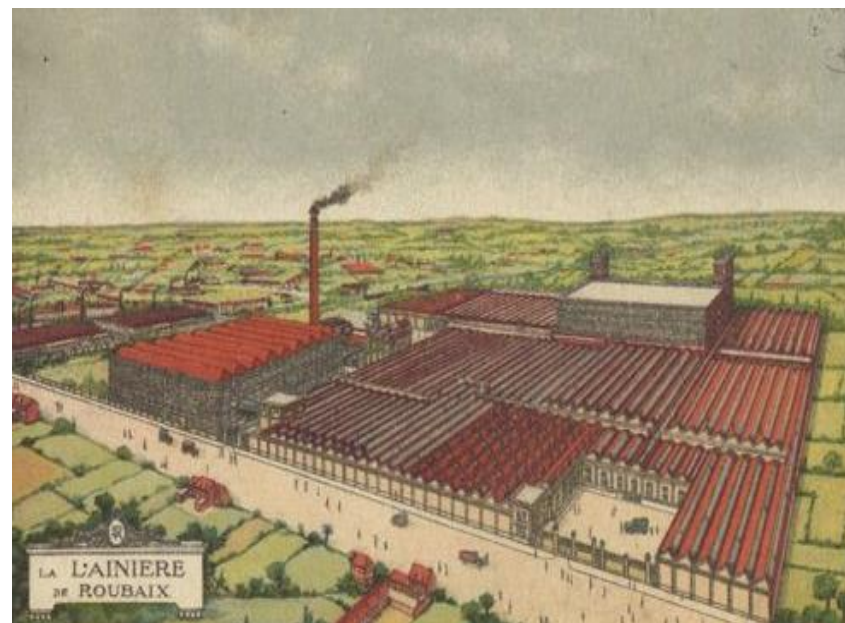
Deputy Director – Land strategy and land estate

Brief presentation of the territory

- Métropole Européenne de Lille
- Public establishment for intermunicipal cooperation
- 90 municipalities
- 1.1 million inhabitants
- 600 km² +/- 600 km²
- A territory that is both urban and rural (50/50)
- A changing territory (post-industrial)
- A development strategy:
 - Preservation of agricultural areas
 - Limited urban expansion
 - Urban renewal



Brief presentation of the territory



Brownfields : Where ? How many ?



Key indicators in 2018

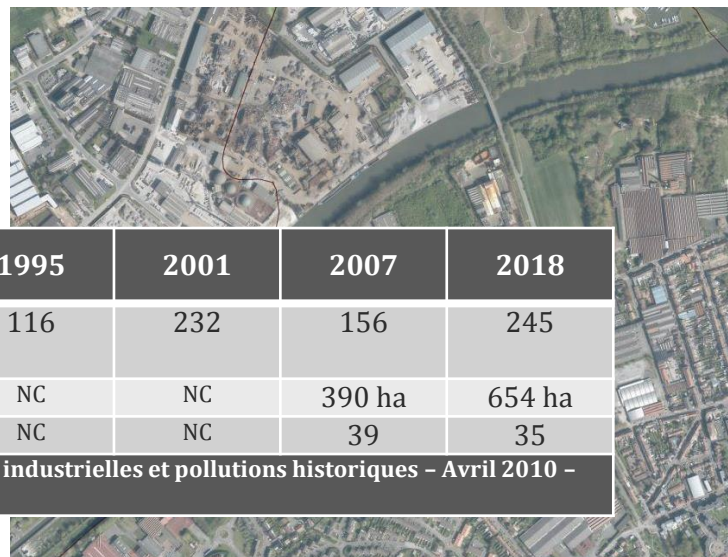


+/- 245 SITES
+/- 654 ha

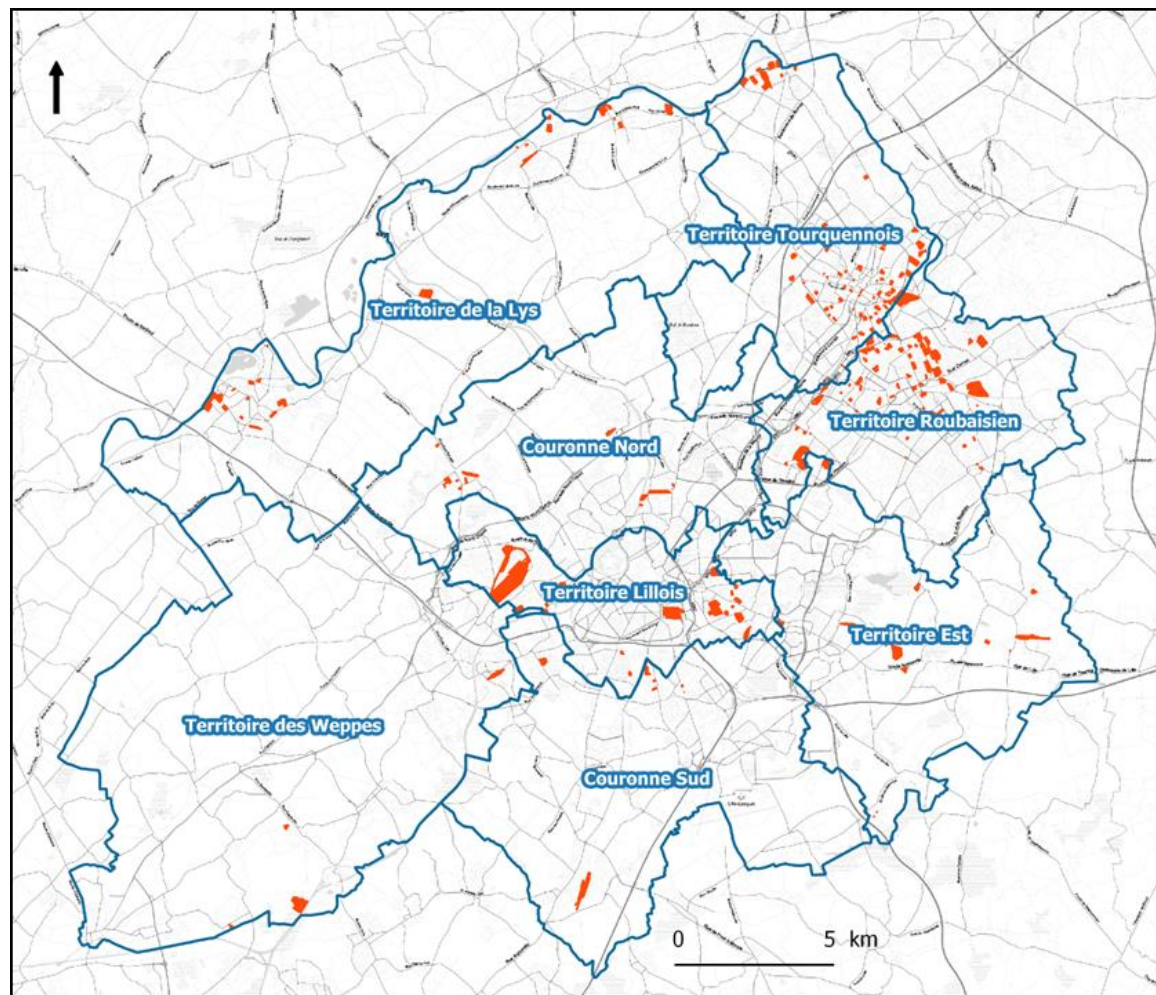


Tableau 22 : Evolution des inventaires des friches industrielles

| Inventaire communautaire/métropolitain | 1995 | 2001 | 2007 | 2018 |
|---|------|------|--------|--------|
| Nombre de friches industrielles (sites) | 116 | 232 | 156 | 245 |
| Surface consolidée (ha) | NC | NC | 390 ha | 654 ha |
| Nombre de communes | NC | NC | 39 | 35 |
| <u>Sources : MEL - Inventaire des friches - 2018, Friches industrielles et pollutions historiques - Avril 2010 - p.38 et 42</u> | | | | |



Location of brownfields on the territory




Carte représentant les friches industrielles

Source : Inventaire des friches de la MEL Bêta – 2018, IGN – ADMIN Express, OSM toner Lite

Note de lecture : carte partielle, cf remarques ci-dessus sur les limites de la traduction cartographique des friches industrielles inventoriées

Nombre de friches par communes

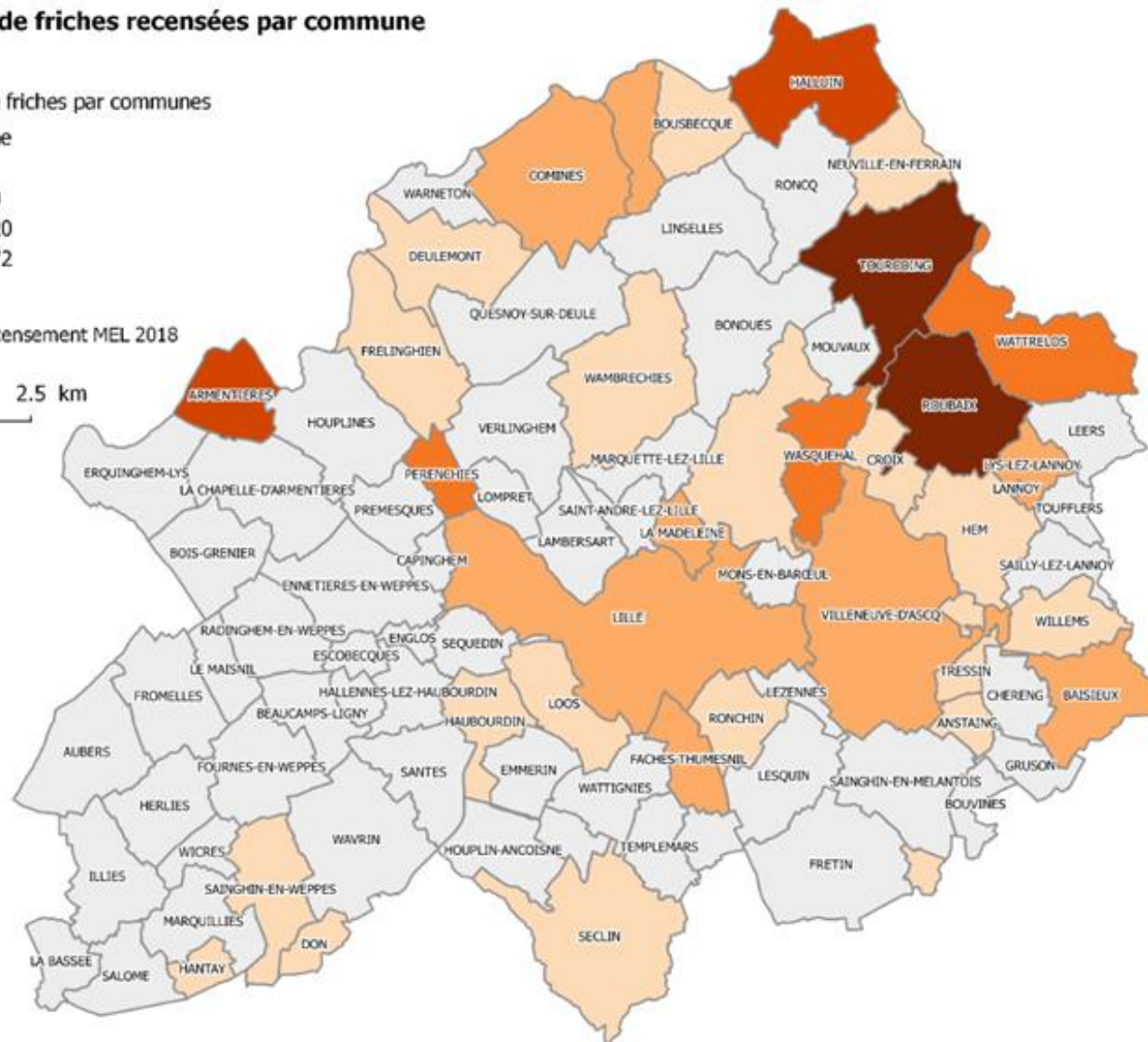
 1 friche

 2 à 5

 6 à 10

11 à 20

■ 50 à 72



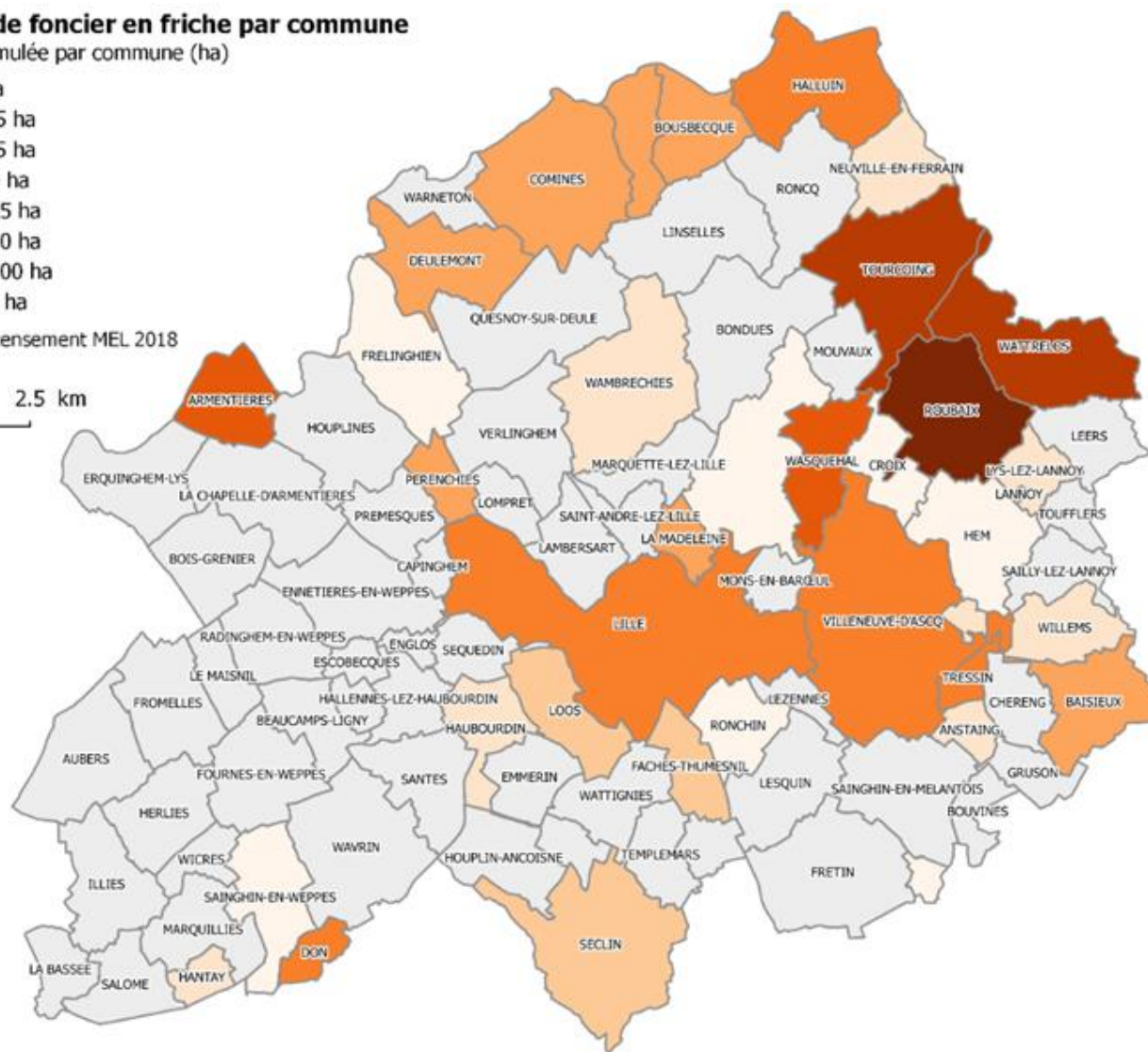
9

Surface de foncier en friche par commune

Surface cumulée par commune (ha)



Source : Recensement MEL 2018



Source : Inventaire des friches de la MEL Bêta – 2018. Carte de la répartition des friches (en surface) par commune

The regeneration policy is changing



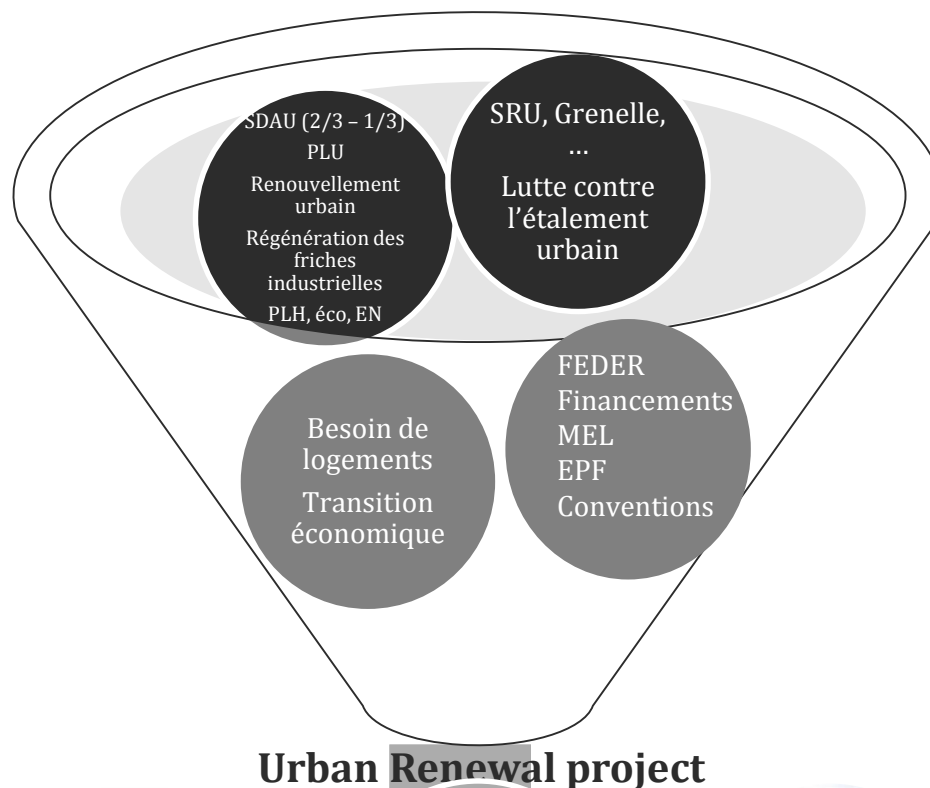
Up to now, the coherence of European, national and local policies and the associated funding have made it possible to carry out many projects

1990

L
o
n
g

t
i
m
e

p
o
l
i
c
y



Urban Renewal project

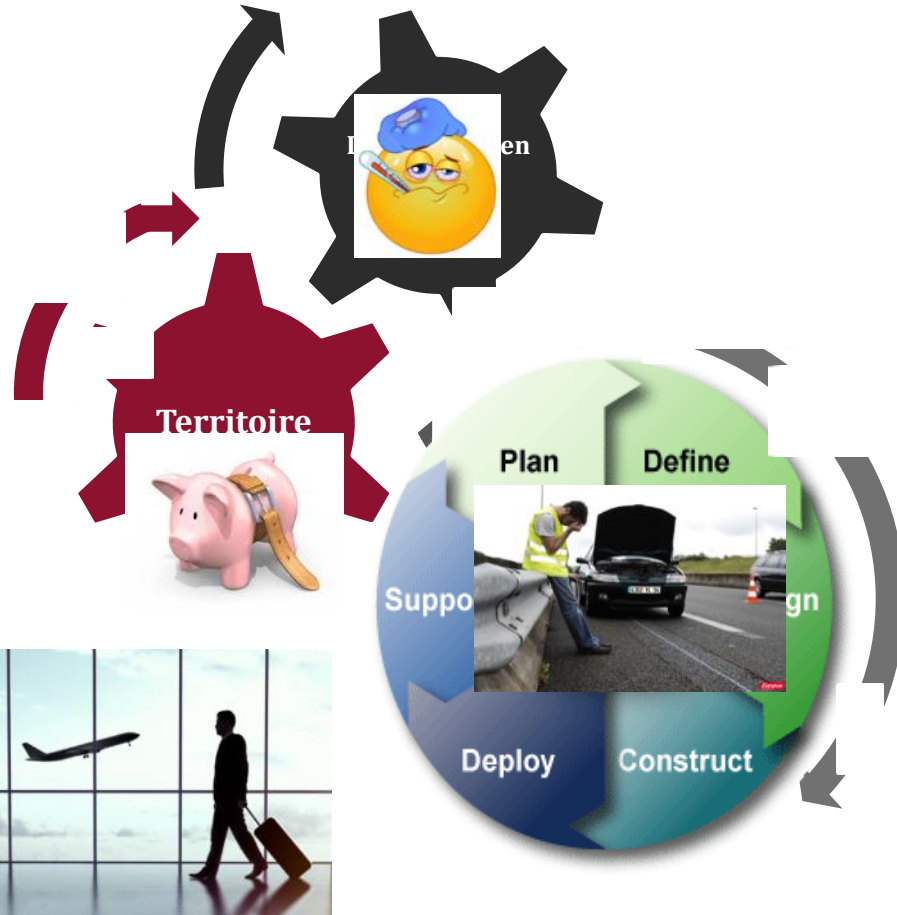
now



The phenomenon of underused real estate is spreading to sectors of activity other than industry: recomposition of territories, more rapid obsolescence of real estate, etc.

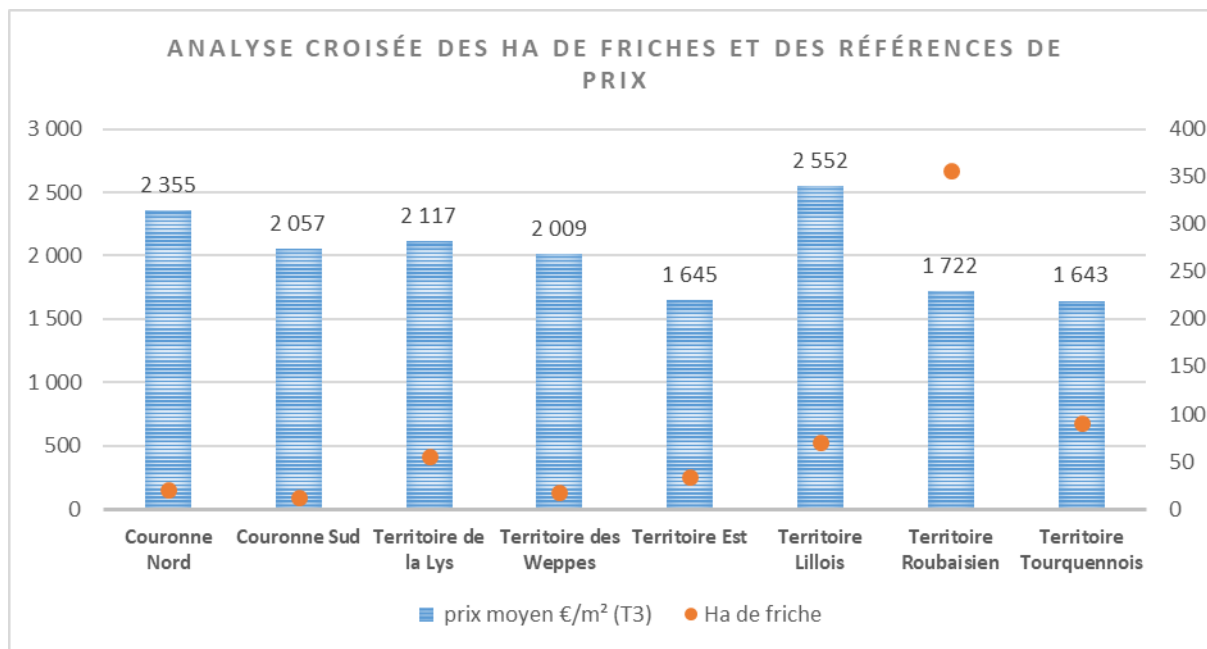
Movie of concrets examples

But : a breathless model (less funding) that invites us to invent new forms of intervention



Reality : the trend is that market prices are lower the higher the volume of bownfields.

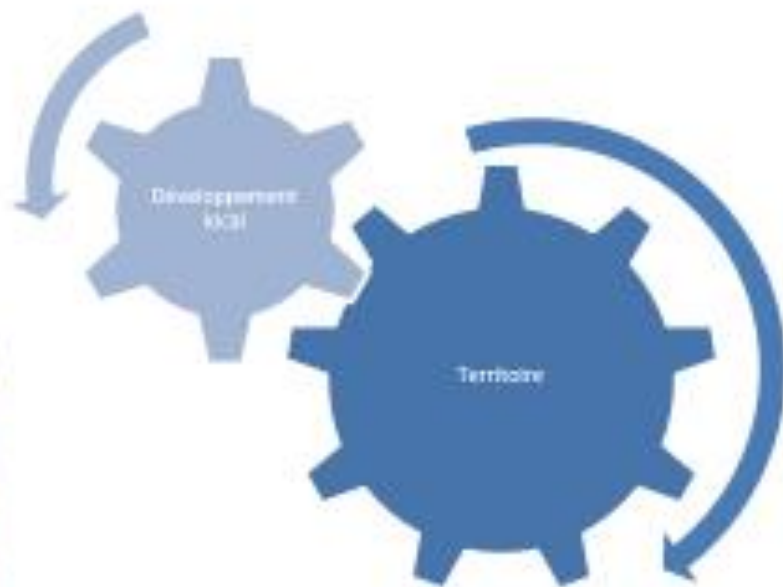
By crossing the average price references (€/m² for a T3) with, on the one hand, the volume of wasteland and, on the other hand, the share of wasteland, we can see that the territories of the Southern Crown, North and Weppes are those on which average prices are the highest and stocks of wasteland the lowest. The Roubaix and Tourquennois territories are those on which average prices are the lowest (with also the Eastern territory) and wasteland stocks the highest. The Lille area has high prices and an intermediate stock of wasteland.



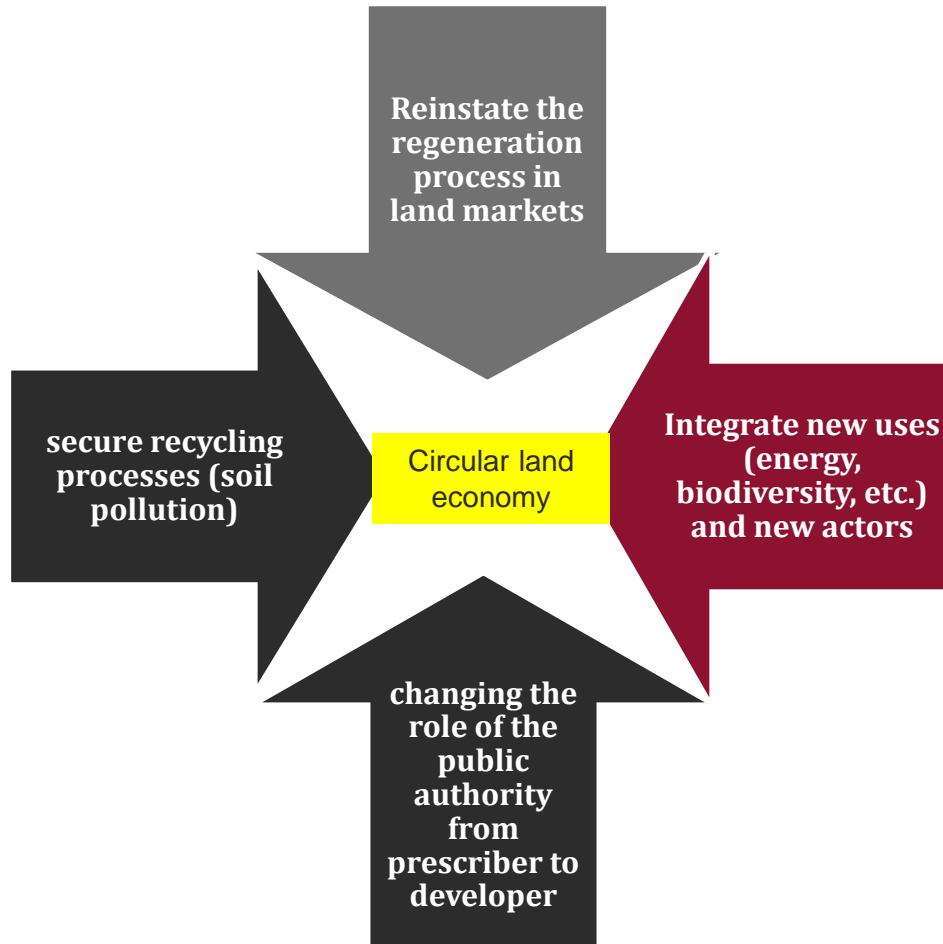
Analyse croisée des volumes de friches et des références de prix

But : The requalification of brownfield is essential to meet development needs while reducing urban sprawl

« Ma principale inquiétude, pour l'avenir, concerne le foncier », assure de son côté Alain Dinin, président du Groupe George V. « On est virtuellement en situation de pénurie. » Selon les promoteurs, la surchauffe est déjà perceptible à Strasbourg et à Lille.
<http://archives.lesechos.fr/archives/1997/Enjeux/00151-053-ENJ.htm#kS2vCoGkWuFgW37.99>



What we try to do : Integrate brownfields regeneration into a sustainable land strategy

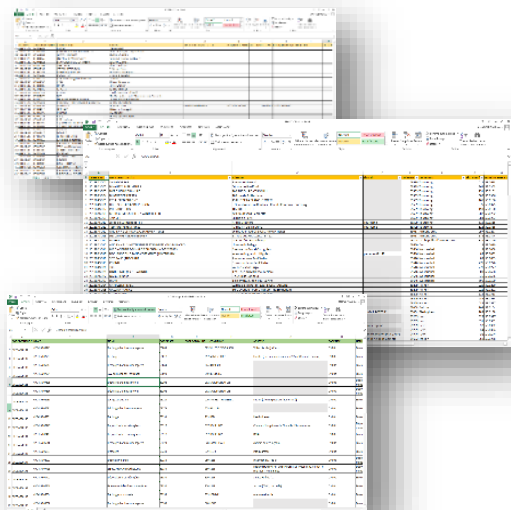


The requalification of brownfields is only a tool for implementing the territory project.

The land is the container and the project is the content.

The regeneration of brownfields must be part of an overall land strategy.

Example 1 - By Improve tools for better knowledges and qualification of brownfields

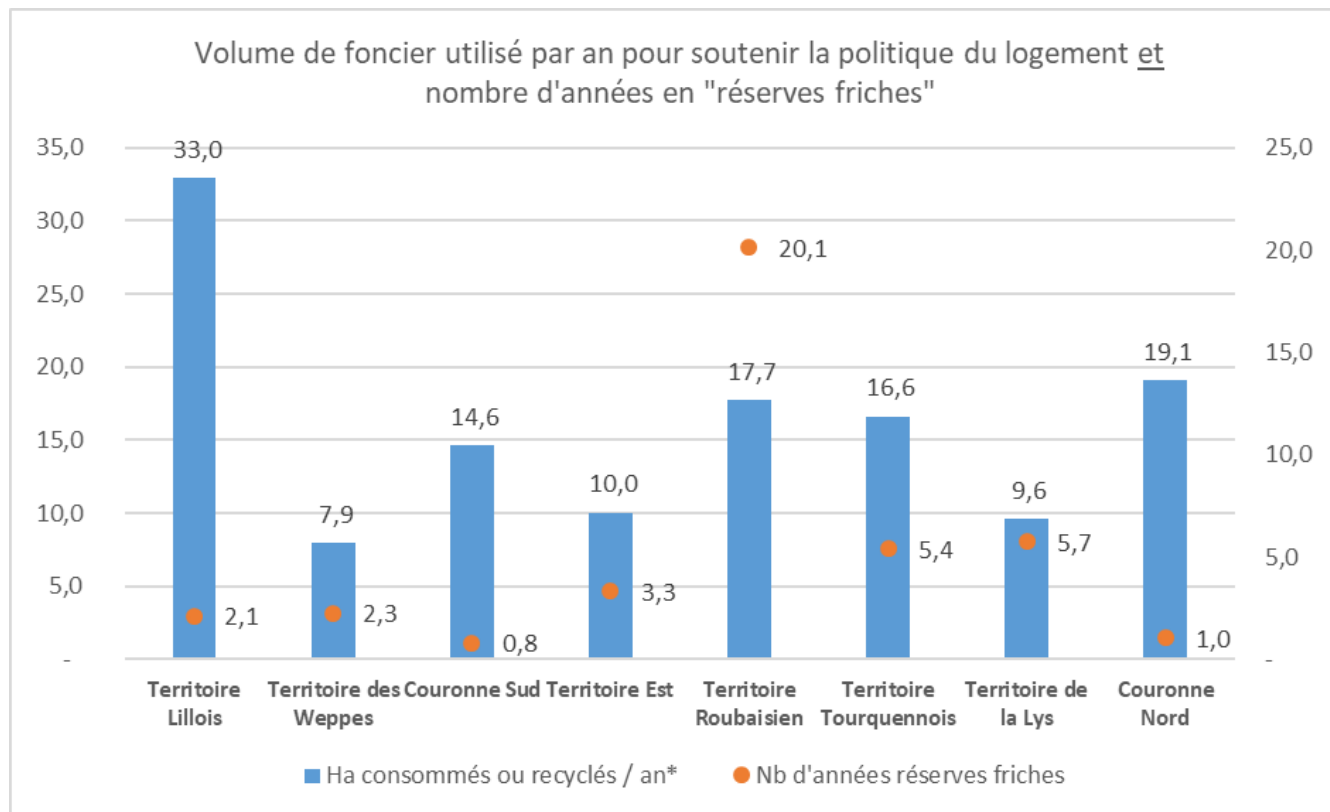


Liste des couches

Couches opérationnelles

- ☒ Inventaire friches 2018 ...
- ☒ Base ICPE 2018 ...
- ☒ Secteur d'Information sur les Sols 2018 (SIS) ...
- ☒ Décharges sauvages ...
- ☒ Décharges MEL ...
- ☒ BASIAS ...
- ☐ BASOL ...
- ☐ Sites pollués - Indice n et n1 ...
- ☐ Données PLU2 - Perimetres_champs_captants_AAC_DUP_PIG ...
- ☐ PLU - Secteurs à risque d'inondation (Indice "I") ...
- ☒ Parcellaire ...
- ☒ Communes ...
- ☒ Vue aérienne 2016 ...
- ☐ Vue aérienne 2013 ...

Example 2 - By managing the stock of land used per year, for example, to support housing policy and the number of years in “brownfields reserve”.



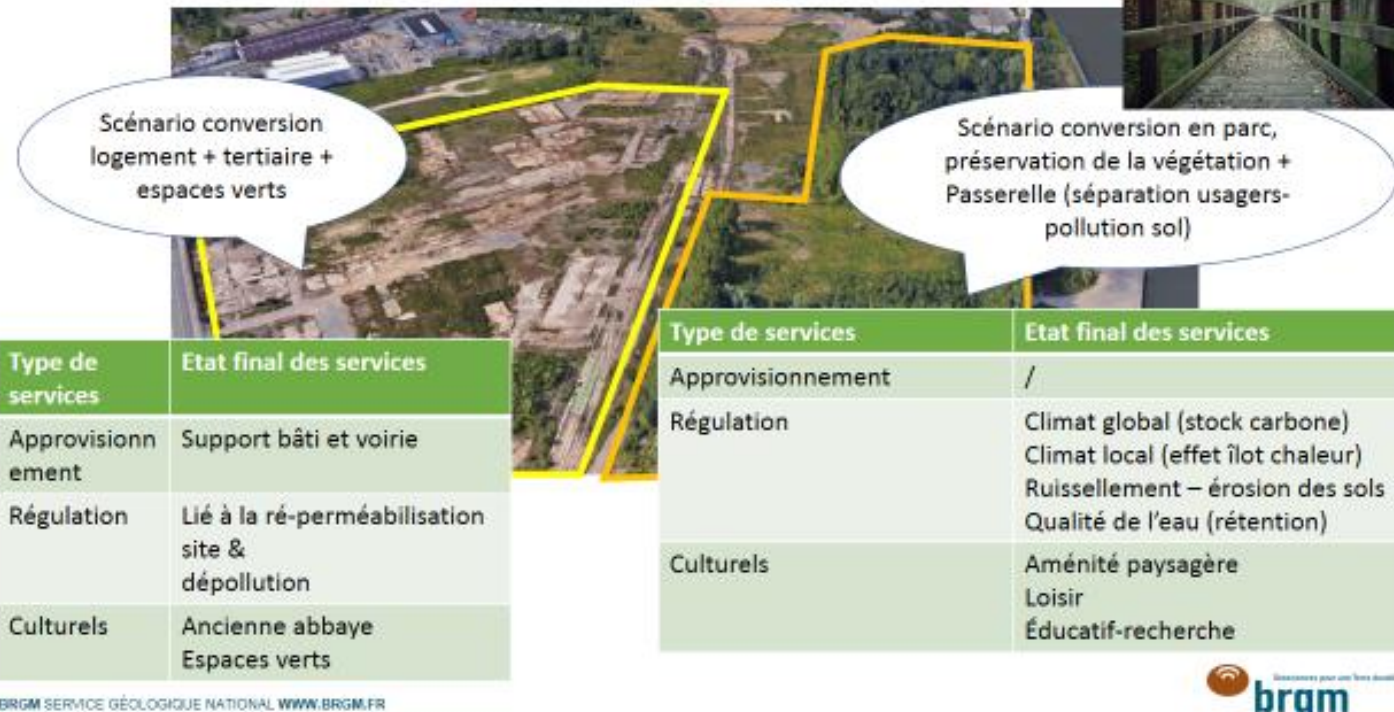
Volume de foncier utilisé par an pour soutenir la politique du logement et nombre d'années en « réserve friches »


Example 3 : By study of the interrelationships between soil functions and land strategy

The land strategy is at the crossroads of several definitions of the term "soil". Value according to who is interested

Assess the functions of soils and the benefits that society - and not just the operator or the community - derives from them

Les services mobilisés par des scénarios hypothétiques d'aménagement





Thank you for your attention

clafeuille@lillemetropole.fr