

## Reducing Land Use

Peter Lacoere<sup>1</sup>

### ABSTRACT

The urban pressure on agricultural soils and landscape quality has become a major concern in European policy. Various tools of compensation and trading development rights will be needed and are heavily discussed in the public debate. HOGENT is currently exploring ways to reduce land use by value capture and value compensation of real estate.

In this practice-oriented research the University College of Ghent (HOGENT) analyses the bottlenecks of current tools of land and property policy. The Flanders region in Belgium has the highest rate of land use in Europe and keeps adding 6 ha paved and built area a day. This speed of land take up is the same as for instance in Germany. The urban pressure on agricultural soils and landscape quality has become a major concern in European policy. The two largest clusters of high-sprawl values in Europe are located in north-eastern France, Belgium, the Netherlands and part of western Germany. This situation has prompted the regional government of Flanders to set a goal of reducing land use to an average of 3 hectares a day in 2030 and zero take up by 2040. Various tools of compensation and trading development rights will be needed and are heavily discussed in the public debate. HOGENT is currently exploring ways to reduce land use by value capture and value compensation of real estate. Can we compare and develop measures of land use reduction with U!REKA partners in order to tackle this common goal of sustainable development?

#### **Aim of the paper and urban challenge it addresses:**

The common European goal is set for zero land take up by 2050. The aim of the proposal is to compare and develop measures of land use reduction with U!REKA partners in order to tackle this common sustainable goal.

### KEYWORDS

Keyword 1	spatial planning land use management urban policy
-----------	---

### Workshop

Workshop III: Urban Sustainable Development

---

<sup>1</sup> University College Ghent, [peter.lacoere@hogent.be](mailto:peter.lacoere@hogent.be)