

CONFLICTS IN SUBURBAN LAND USE AND ADMINISTRATIVE LITIGATION. THE CASE OF THE ÎLE-DE-FRANCE REGION

The comparison between land conflict location and social status in greater Paris makes it possible to determine the main causes for litigation. Some may surprise you!

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The Île-de-France region around Paris is an example of an area under growing urban influences: between overrepresented artificial land use relative to other spaces surrounding large regional centres (Slak, Lee, Michel, 2001) and a 96% urban population rate, there can be no mistaking the key urban role in the region. (Stephan, 2001). The area is marked by a tendency toward residential peri-urbanisation of agricultural land. In such a context, though forests and agricultural land still make up respectively one quarter and one half of the regional space (Laurit, 2001 data), these peri-urban areas, whether located along the urban front or beyond, are increasingly under pressure.

The major issue in analysing conflicts linked to peri-urbanisation and, more generally, to rival uses of land in outer city suburbs, is access to empirical data. This study looks at administrative litigation as a source of data on land use conflicts in terms of space and time. The research has a dual purpose: to provide an empirical descriptive analysis of the nature and evolution of conflicts in the Île-de-France region, and to determine whether the different types of conflict observed can be correlated to municipal characteristics, defined according to a series of socioeconomic and demographic variables or related to land-use methods and the urbanisation rates.

This article is part of a series of related works developing around land use conflicts in various fields of the social sciences: social geography (Cadorot, 2006, Charlier, 1999, Dary, 2007, Lecoq, 2008, Misse et al., 2006), urban sociology (Joerin, Pelletier, Trudelle, Villeneuve, 2005, Trudelle 2003), regional economics (Boubé-Olla and Chaucheton, 2004, Kest and Torre, 2006, Torre and Caron 2005) and public economics (Jeanneaux 2006).

For urban conflicts in Quebec, Quebecer sociologists and geographers have shown that certain urban settings are more likely than others to generate conflicts. (Joerin, Pelletier, Trudelle, Villeneuve, 2005). Based on this premise, we shall attempt to show that different types of conflict may be explained by characteristics proper to groups of suburban municipalities in the Paris area.

Connecting conflicts to territorial dynamics

Land use conflicts involve urban planning changes which result in antagonisms between stakeholders. Such conflicts emerge in a context of growth affecting decisions to alter how land is used. Property market forces are of course central. In studies, however, the two issues of land use dynamics and conflicts are rarely correlated. This can be explained by the gap between economics, concerned with the property market, and the other social sciences (sociology and social geography) which study the social dynamics of conflicts.

As for economic analysis, the residential localisation choices (in particular in the peri-urban areas) are increasingly analysed with regard to the value of the living environment, specifically the landscaped residential environment. The hedonic price method has been used to determine the value of the landscape (Cavallhes and Joly, 2006) since it explains the effects of the various parameters of peri-urban localisation choices: ground rent, prices for developed property or building land, costs of transport and hedonic values.

Other studies¹ have looked at the conversion of agricultural land to building land. Thus, Geniaux and Napokrone (2005) analysed the setting and evolution of agricultural

1. This economic analysis applied to land dynamics, prices and hedonic values are of great interest to understand the economic causes of the pressure on land price in peri-urban location. Even though they do not tackle the issue of conflicts directly, they are useful to set their context.

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Land Policies in Europe Thomas Hartmann, Andreas Hengstermann, Mathias Jehling, Arthur Schindelegger, Fabian Wenner, 2025-03-02 Land is a scarce resource How can conflicting claims to land be reconciled How can more housing be provided and at the same time the ecological goal of reducing land take be met In many European countries land use planning is facing increasing and oftentimes contradictory challenges This forms a land question which requires land policies that can deal with the fraught relationship between planning and private property rights A legislative reflex is to adapt planning laws Oftentimes such changes lack a deeper reflection of land policy and its implications Especially an international comparison can foster a structured reflection of the own land policy This thought provoking book compiles a remarkable collection of 12 cases unveiling how land policies work Curated by leading experts in the field it takes the reader on a journey through the multifaceted realm of land policies across the continent This book offers valuable insights into the complex interplay between land use and property rights Land Policies in Europe isn't just a book it's a conversation starter equally relevant for experienced academics or young students policymakers and practitioners This is an open access book

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