

**From land take to soil sealing:  
a shared approach by  
north Italian Regions**

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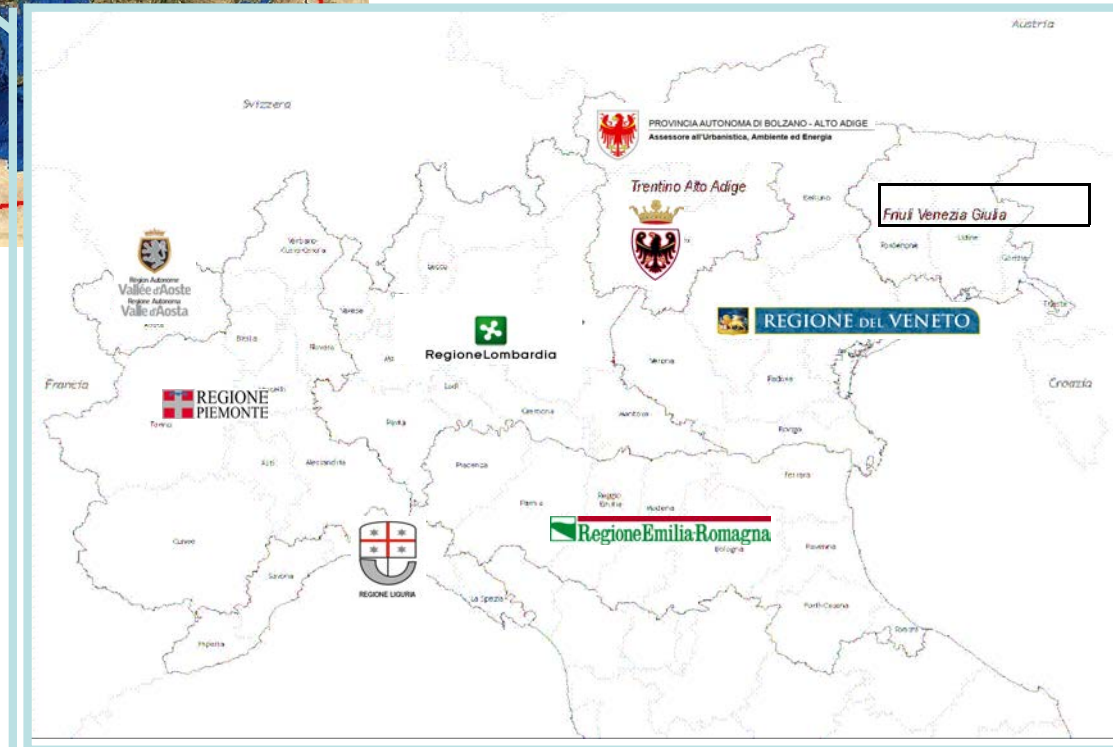
# The Maritime-Alpine-Padan area



7 Regions  
2 Provinces

27 ml inhabitants  
120.000 sq. km

54% of Italian GDP  
70% of Italian export

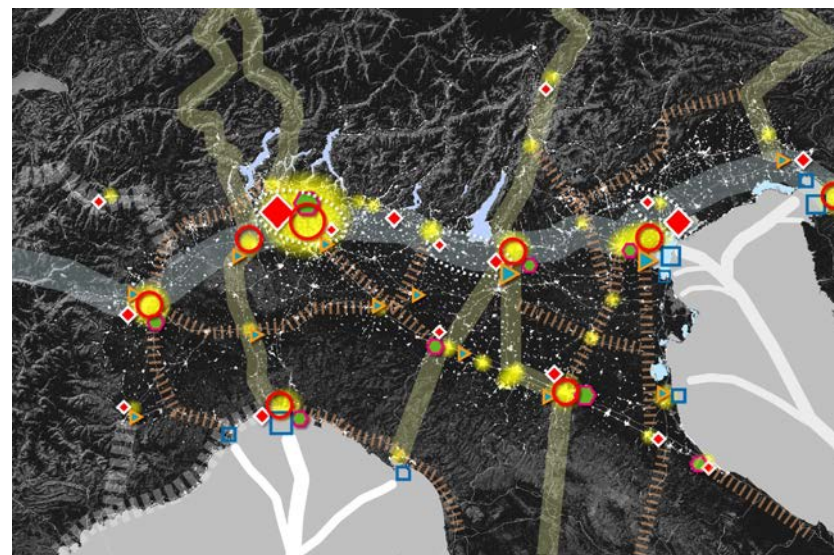
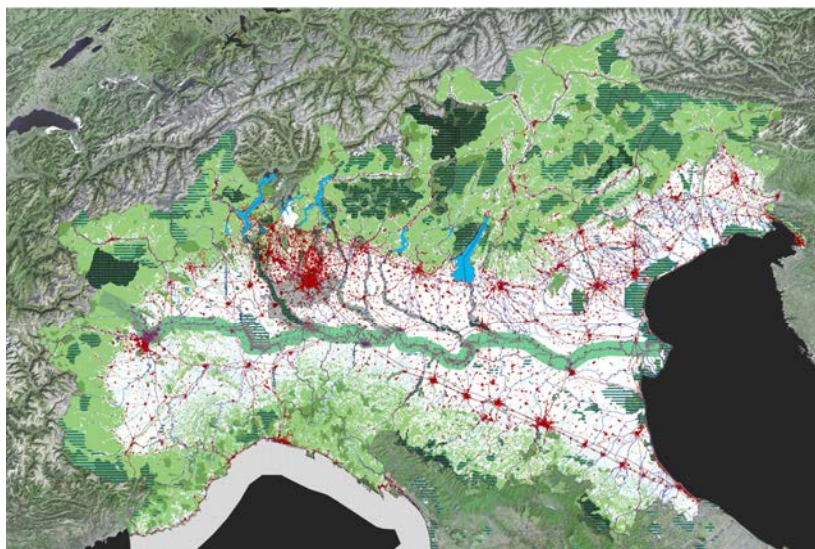
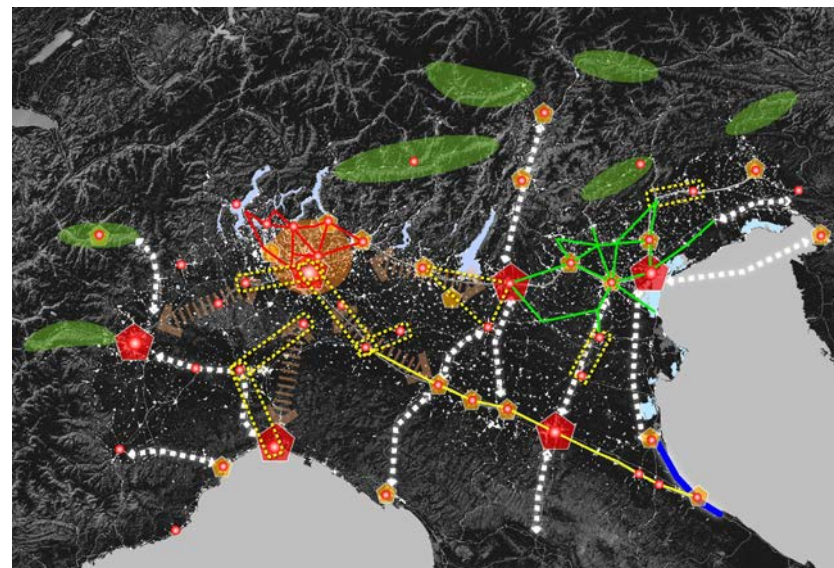




# Maritime-Alpine-Padan interregional table for sustainable territorial development

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- 2007 **Venice Paper**
- 2008 **Verona meeting**
- 2010 **Milano meeting**
- 2010 **Genova Document**
- 2012 **Bologna Agenda**



# Bologna Agenda

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## Objectives:

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- **contrast urban sprawl;**
- re-generation of urban functions and redevelopment of whole city quarters;
- qualification of urban-rural relationship

...

## Main themes:

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- to develop a shared knowledge system on land use dynamics and phenomena;
- **To define shared policies [...] to contrast urban sprawl and ensure a sustainable land use,** preserving land-resource and progressively limiting its consumption, reusing and regenerating urban areas, promoting a compact city model

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# Interregional governance

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- » Sharing an approach: from the study of land take phenomena to the **elaboration of policies for territorial planning**
  
- » Sharing an objective: **ensuring a sustainable use of land as a limited resource**
  
- » Sharing a knowledge useful to the **organization of the urban system** assessing:
  - **Which kind of soil is consumed** (soil typologies differ for values, features and functions)
  - **where the soil is consumed** (with respect to: urban system spatial shape - compact city versus sprawl-, ecosystemic network continuity, etc..)
  - **The results in land use changes**, distinguishing among reversible and not reversible uses

## Interregional activities

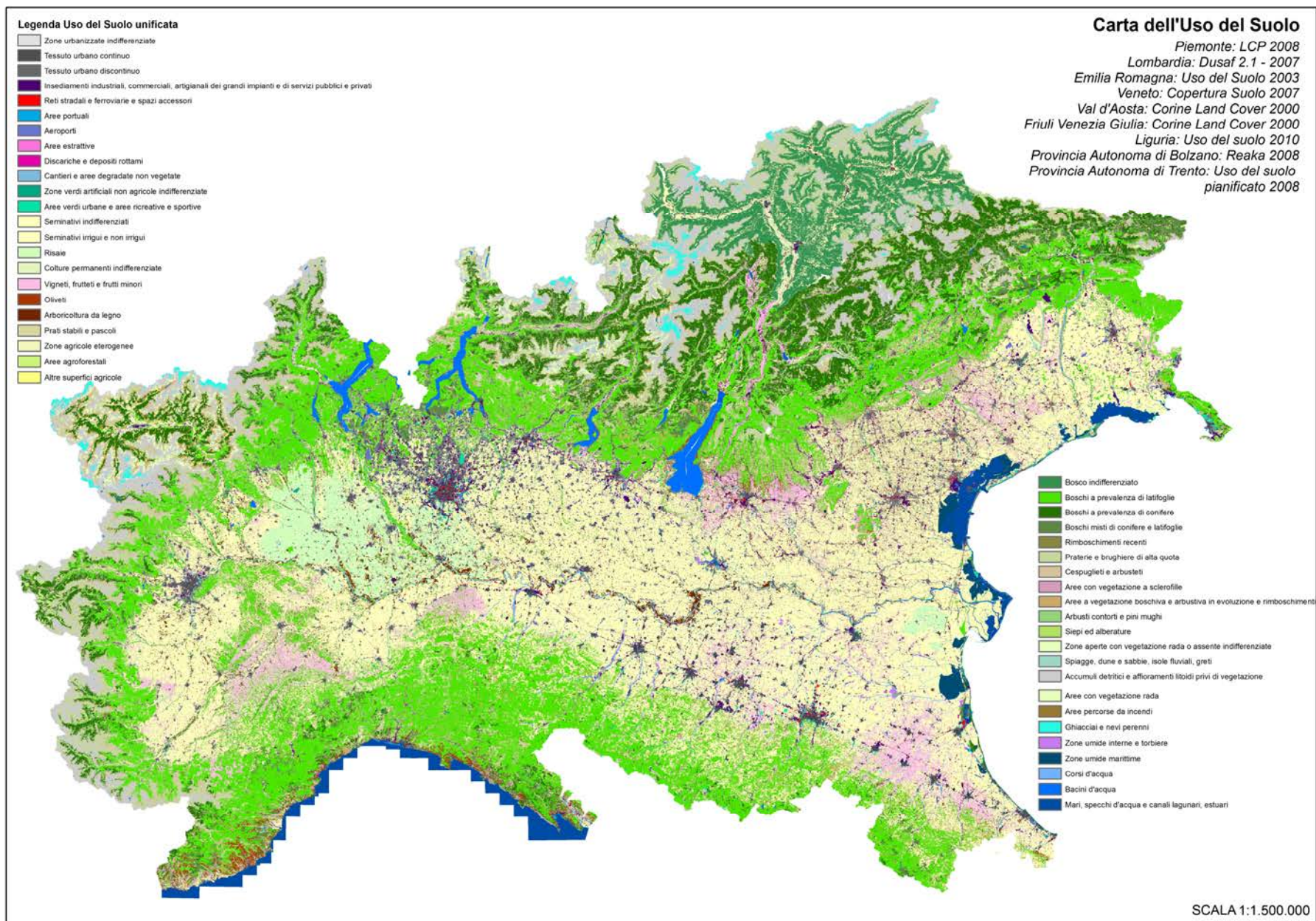
- Land cover/use mosaic for the whole area
- Shared glossary and indicators
- best practices exchange:  
laws/regulations, planning instruments, case studies



Discussion on possible policies and instruments to be implemented by Regions and Provinces to manage land use and contrast land take



# The land cover/use mosaic



# Glossary

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- Soil
- Land cover
- Land use
- **Land take**

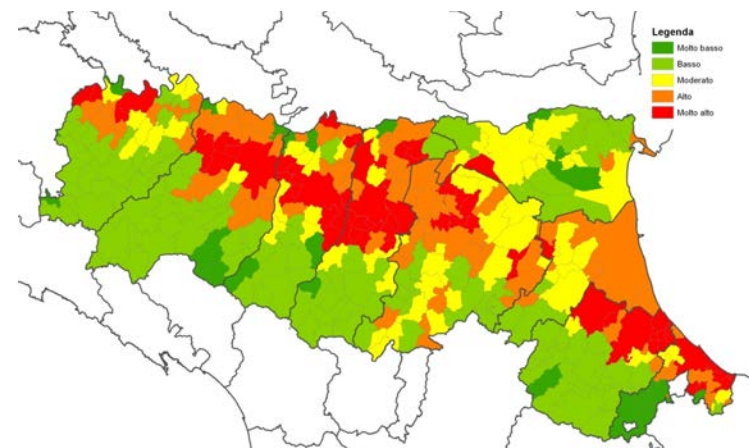
- Urban sprawl
- Fragmentation
- Soil sealing



Land uses that imply the loss of natural features producing an artificialised surface, whose purpose is not the production and the harvest of biomass to be commercialised. It has to be considered as a dynamic process that alters the territory nature, from natural to man-made conditions, where the soil sealing is the last step.

## and Indicators

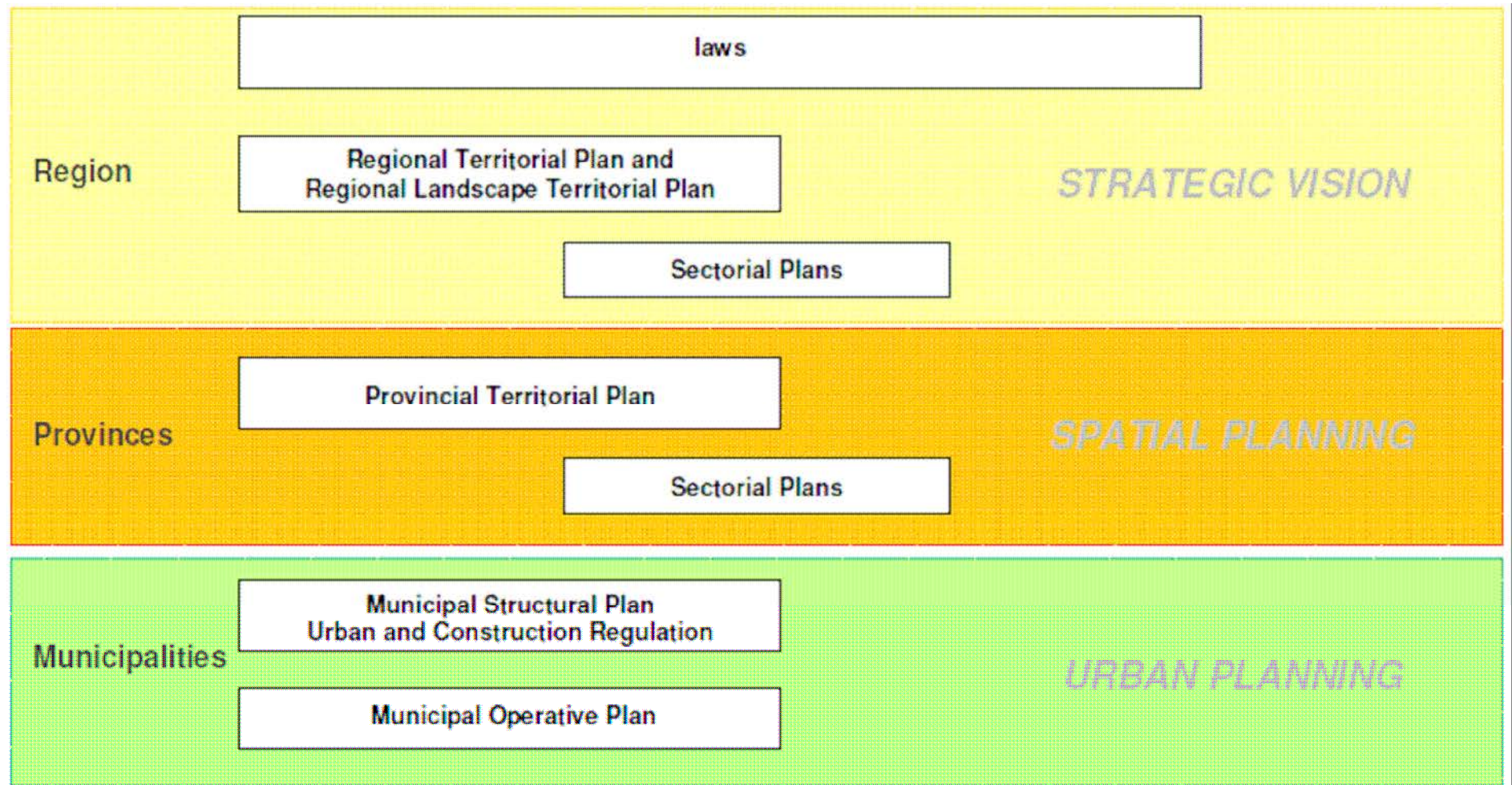
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# The Emilia-Romagna Region policies

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## **wide area spatial planning**

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All territorial provincial plans (**PTCP**) state the objective to limit land take and to promote urban reuse and regeneration.

Planning policies set out by Provinces to reach this objective follow two main approaches, in many cases partially overlapped, answering two questions:

**How much is possible to grow?**

**Where is possible to grow?**

The most effective strategy to contrast land take and urban sprawl have to be found in the interaction between these two approaches.

## wide area spatial planning

**The quantitative approach** ("how much") is implemented through two different policies:

➔ **percentage limit** to urban growth for residential uses, with different values in diverse territories (core areas, plain, hills, mountain, etc.);

A particular example is the zero-balance policy of Rimini PTCP (0 percent) allowing only to "re-localise" growth areas already foresighted by municipal urban plans.

➔ **Rules for municipal urban plans (PSC) dimensioning** that regulate the quantities of inhabitants/households that is possible to foresee.



## wide area spatial planning

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**The localisation approach** ("where") is implemented through different policies:

- ➔ **re-qualification, reuse and regeneration** of urban areas, to localise the new residential and specialistic settlements.  
(e.g. Piacenza PTCP ask to municipal plans to ensure at least the 30% of the dimensioning through regeneration/reuse areas)
- ➔ Selection of **growth possibilities for urban centres** on the basis of their services provision and public transport accessibility.
- ➔ Selection of **growth possibilities for production system** on the basis of their supra-municipal relevance, infrastructural accessibility and environmental sensitivity.

**Thanks for your attention**