RURAL LAND CONSOLIDATION IN FRANCE

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The French Rural Code
Art 121-1

• The purpose of rural land consolidation is to improve the conditions of exploitation of rural agricultural or forest properties, to ensure the enhancement of rural natural spaces and to contribute to the development of the municipal or inter-municipal territory defined in the local town planning maps, communal maps or other relevant documents.

• The procedures are conducted by communal, inter-municipal or departmental land consolidation committees, under the responsibility of the department.
Detailed aims of Land Consolidation

1. Improve agricultural conditions to reduce the production costs:
   • Proceed with a more rational distribution of properties through designing a new plot distribution
   • Reduce the number of plots and the number of isolated plots
   • Bring the plots closer to the farm headquarters

2. Develop rural space
   • Improve the servicing of parcels and municipal roads
   • Create land reserves for the municipality for: new municipal roads, activity zones, housing areas, any project of municipal interest
   • Recognize and enhance the natural assets of the area concerned
3. Mitigation of the negative effects of a public work project (road, railway, ...) on farms by:

- Reducing cut-off effects
- Reducing the project impact on:
  - holdings
  - the hydraulic network
  - the agricultural environment
The Procedure

• Land consolidation projects are carried out at the request of the municipality concerned (or more than one). After getting the department’s agreement, a consolidation study is launched to make a diagnosis of the initial state of the site, and formulate any recommendations useful for the implementation of the consolidation operation. It is meant to decide whether to launch the LC project or not.

• A specific analysis of the environment of the site is also carried out, in order to identify the natural features of the site to be preserved or even improved as part of the LC process.
Preliminary Environmental Study

• It includes landscapes and natural spaces, remarkable or sensitive areas, as well as plant and animal species and natural hazards existing on the site concerned.

• This analysis leads to the development of an environmental master plan and allows the CCAF to formulate environmental recommendations, concerning water management, preservation of remarkable or sensitive natural areas, landscapes and habitats for protected species and protection of the rural heritage.

• State services are involved in the LC process as guarantor of environmental interests.
Who manages the LC project

Once the LC project’s is decided by the municipal council, a local LC committee is set up; the Department’s LC committee will deal with all funding issues, including launching the different tenders required.

The Municipal LC Commission (CCAF) is an administrative authority whose mission is to conduct LC operations with the technical support of the Department. CCAF is the decision-making body during the procedure (defines the perimeter, carries out the land classification, validates the new parcel scheme and defines the program of related works).

The local LC committee consists (French acronym: CCAF) of the following persons:
CCAФ members

1- The mayor and a municipal councilor designated by the municipal council;

2- Three farmers, owners or licensees operating in the territory of the municipality or, failing that, on the territory of a neighboring municipality and two alternates, appointed by the Chamber of Agriculture;

3- Three owners of undeveloped land in the commune and two substitute owners elected by the municipal Council;

4- Three qualified persons in terms of fauna, flora and nature protection and landscapes, designated by the Prefect, including one on proposal of the President of the Chamber of Agriculture;
CCAF members (2)

5-Two civil servants appointed by the prefect;
6-A delegate of the director of tax services;
7-A representative of the president of the departmental council designated by the president of this assembly.

- The CCAF is supported by a licensed surveyor, who proceeds to the classification of plots according to their productivity; the new plots will design new consolidated plots with equivalent productivity (±1%)
- A maximum of 2% of the total land of the LC perimeter can be deducted mainly for road infrastructure, or for other municipal purposes.
Aerophoto of plots before and after LC
Impact of LC on France

The land consolidation and the reorganization of the agriculture in France led to a remarkable drop in the number of farms and to their enlargement. The actual average size of farms (around 63 ha in 2016) is much larger than 60 years ago.

Conversely, the number of agricultural enterprises has steadily decreased: 437000 in 2016, 11% less than in 2010 (MOA)

France has the biggest utilized agricultural acreage (UAA) of Europe, with ~30 million ha, and is the biggest European producer of agricultural goods (in value, around 73 billion euros in 2017).

France’s performance across the infrastructure policy and delivery domains is generally above the average levels, in particular governance, regulation and delivery & operations (Infracompass-G20)
Qualitative approach: landscape
As a conclusion

IDENTIFY AND PROMOTE THE ENVIRONMENTAL VALUE OF RURAL LAND

CONTRIBUTION OF LAND CONSOLIDATION TO THE DEVELOPMENT OF BIODIVERSITY

IN THE RURAL AREAS

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Cité de la Mer
Thank you for your attention

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