

Problems related to urban polluted soils in terms of urbanization

Sonia GUELTON
Université Paris 12 - Institut d'Urbanisme de Paris
guelton@univ-paris12.fr

Context: in France, polluted soils are mainly concentrated in urban areas given the very urban location of industrial activities in the past years and centuries.

This is both an asset and a problem:

- An asset when the pressure on land (land prices mainly) in cities allows to consider some economic balance in the process of urban conversion (the selling price of cleared land allows all or part of the remediation of the polluted site - the benefits of clearing on population improve the living environment, or even boost urban dynamics)
- A constraint related to the cost but essentially to the risk of clearing (the land owners prefer to keep their land vacant rather than to risk having to clean)

Future research must contribute to two dimensions:

- Identify economic equilibrium and facilitate the "fair" measure of the management of cost/benefit ratio. There is an undeniable social benefit redeveloping polluted lands, and sometimes financial benefits distributed in time and space. Identify the benefits and advantages, locate them and identify the beneficiaries, is essential to identify and develop partnership-systems or public / private contributions systems up to the expected benefits. The under construction legal system may be improved by these considerations and may be accompanied by financial systems or tax or subsidy, or even institutional arrangements.
- Characterize the urban risks of pollution / clearing: despite the importance of inventories and work done, it is still unclear how to identify the pollution and the risk it poses to the population, on an urbanization point of view (and not a scientific or physical perspective). The subject must be approached from the perspective of urban development or occupation issues, taking into account the urban population and activities, the owners and their behaviour, the density, the cost, the individual and collective nuisance.

This question could also be treated in terms of urban conversion:

- o Image / perception of a remediated soil in relation with its health risk
- o What urban activities can be considered : revegetation (city parks), public spaces (squares, car park), public buildings or infrastructure (transportation, places open to the public) and private spaces
- o Sustainability of remediation after different land uses