

A basic study on the planning methode
for «smart sprawl» in France
-For seeking more sustainable suburban development-

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[Summary]

This paper analyses, from the point of view of «smart sprawl», french famous wine production regions as Saint-Emilion, Champagne et Bourgogne. Our conclusion is as below :

1. Local recentralization rather than decentralization

Particularly in Saint-Emilion and Bourgogne, decentralized urban planning competence is recentralized on a large area administrative body (communauté de communes). Excessive decentralization is not adaptable to real living area and also vulnerable for small municipalities which can not equip urban planning specialist. It is efficient method for large suburban area management.

2. Compact market rather than compact city

Bourgogne is typical ; in famous wine production regions, both car and large distribution road are indispensable for the export etc. So not the compact city which gathers housings but the compact market which concentrates shops and services is suitable. The problem is then outdoor advertisement for drivers. To conserve beautiful cultural landscape, Champagne and Bourgogne use heritage protection method, and Saint-Emilion applies local advertisement control system.

3. Compact sprawl rather than smart shrinking

Sprawl of wineries is inevitable in famous wine production regions because denying it is denying local economy. The question is thus how to live in this type of territory : preserving village scale and accessing to wineries or compact market by car is the best solution. For that, it is necessary to prepare concentrated parking in historic sites or supply compact housing settlement. Epernay in Champagne was aware of this already in the 1970's.