

**Learning from other countries about
brownfields solutions: French experience**

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French experience in Polluted Land and Real Estates

® 400 000 sites potentially contaminated

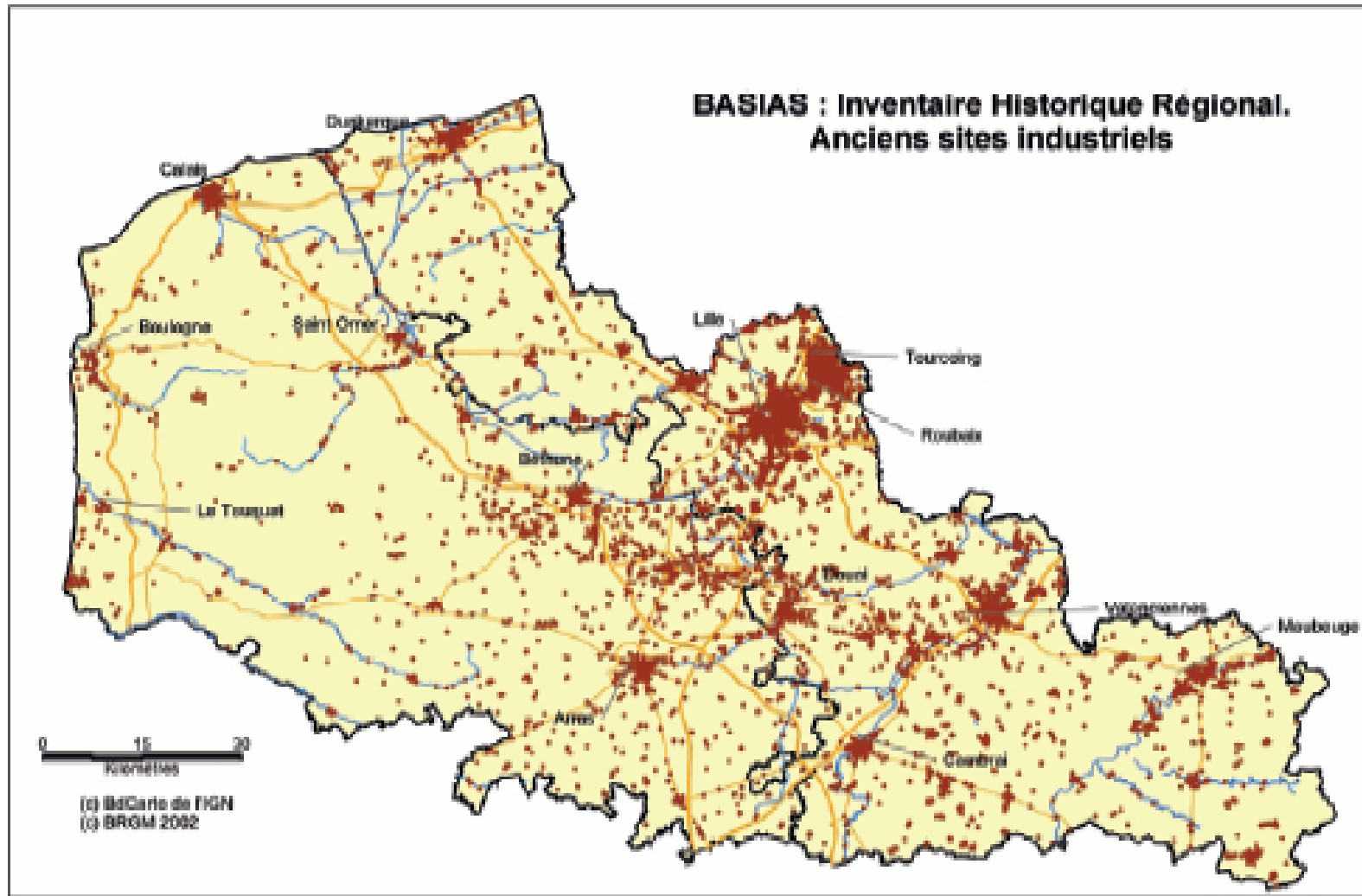
® 3 735 sites identified, treated and controlled

<http://basias.brgm.fr/>

<http://basol.environnement.gouv.fr/>



Potentially polluted sites in NPC



Who pays for depollution :

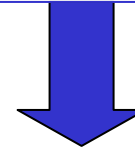
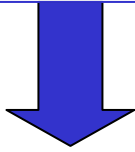
Legal framework in France

- The « Polluter pays » Principle

New Law “Bachelot” (30 july 2003)

- Possible contractual arrangement?
- The Future Land Use Principle

How to pay: Private financing



Reducing the costs	Covering the Costs
<ul style="list-style-type: none">Ⓒ Master PlanningⒸ Depollution managing	<ul style="list-style-type: none">Ⓒ ProvisionsⒸ Financial guaranteesⒸ Mutualization : Mutual fund; TaxationⒸ Insurance : Damage (<i>Civil Liability</i>) ; Overcosts (<i>Cost Gap / Stop Loss</i>)

How to pay : Public Fundings

WHEN

- ① identifying pollution on a site
- ① the owner has disappeared
- ① water is contaminated
- ① the development of the site meets public objectives : Territorial Development Project

When the site is abandoned



Desaffected Chimical Factory – Auzon / Center of France-

When **water** is contaminated :
European Multi Leisure Center on a coal-mine



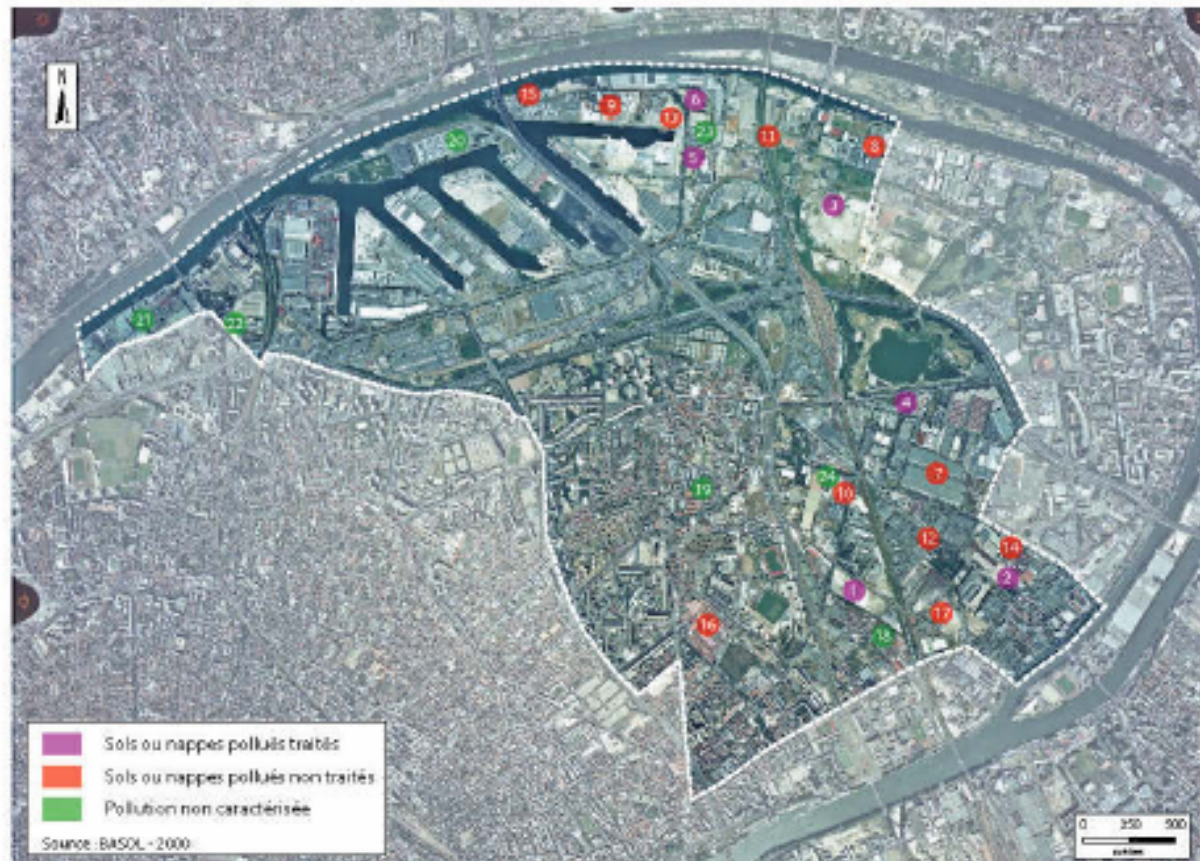
Blayes les mines – South of France

Pollution identification in the context of....

PLU DE GENNEVILLIERS - DIAGNOSTIC

POLLUTION DES SOLS ET DES NAPPES PHREATIQUES

INSEE
Juillet 2005



..... An Urban Project



(Gennevilliers/ North Paris)

How to pay : Public Fundings

WHAT

- ① Pollution Identification : inventory, characterization
- ① Security of the site (in case the owner is unknown)
- ① Innovation depollution technique
- ① Aftercare monitoring system (when water is contaminated)
- ① Remedial costs (in case of an Urban Project)
- ① Technical assistance

Public Fundings – ADEME

From Ministry of Environment and Sustainable Development for methodology, administration costs and control

Interventions	Maximum Costs considered	MESD Aid (%)
Preliminary Investigation	2 300 €	70%
Technical / Depth investigation	30 000 €	50%
Feasibility Study	75 000 €	50%

Public fundings – ERDF Obj1

Single Programming Document Nord-Pas de Calais 2000-06

Objective 1 – Axe III Mesure 10.4 : *Polluted Soil and Sites*

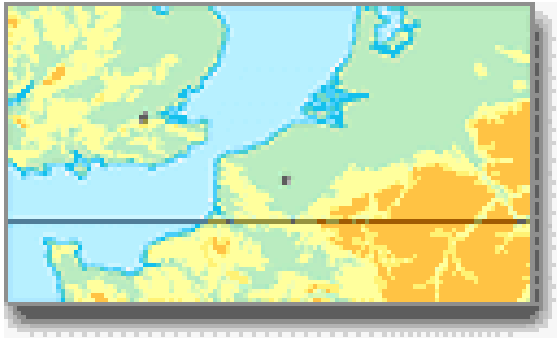
Beneficiaries	Eligible costs	Conditions	Public aids	EU Grants
-Municipalities - cooperation of Local Institutions, - Private companies, - Public institutions, - NGOs'	- Identification, - Characterization studies, -Innovation depollution technique		< 80%	< 50% Public aids
- Municipalities and - cooperation of Local Institutions, - Public Institutions, - Delegate Private companies	Remediation works	Urban project, Development project	< 80%	< 50% Public aids
	Investment			< 50% Public aids (40% for SMEs')

Public fundings – Abandoned site

Site	A Soap Manufacture, 2.5 ha, abandoned since 1985
Pollution	Lands, vats, characterization has been made in 1994 (paid by ADEME, 0.4M€)
Owner	Disappeared
Project	Urban Project : cultural equipement; decided by municipalities and National Government
Action	decontamination of land (commissioned to EPF) demolition of buildings, green area
EU funds	For decontamination costs only (198 600€) ERDF : Objective 1 – Axe III Mesure 10.4 (the project is supported by National Urban Development program)

Public fundings – Housing project

Site	A glass and windows factory, closed in 1994
Pollution	land and building materials, casks, Characterization has been made in 1998 (paid by ADEME)
Owner	Local Public office for Housing development - OPAC
Project	30 individual apartments for rent
Action	decontamination of land (1m deep) rate of depollution guaranties rental use for housing, restriction are registered on the master plan concerning works on roads, car parks and buildings
EU funds	ERDF : Objective 1 – Axe III Mesure 10.4



The North – Pas de Calais Region

- The regional master plan : a cooperative process
- The Public Land Institution (EPF): assistance, management, and financial support

Results

- **large public or semi – public companies**
efficient managerial solutions, public cooperation, mixed fundings
- **abandonned sites**
public intervention, funds are scarce
- **small and medium private enterprises**
no managment, limited private and public funds
a need for assistance and fundings
Opportunities in contractual agreement