

Planning the good use of the soil. The urban Variants of the Eu Project Life sam4cp

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## PLANNING THE GOOD USE OF THE SOIL

### The urban Variants of the Eu project Life SAM4CP



#### **Life SAM4CP\_Dist research group**

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In the **LIFE SAM4CP** project, co-funded by the European Commission under the LIFE + 2007-2013 program, the DIST Research Group has collaborated for 4 years (October 2014 - October 2018) with the Metropolitan City of Turin (with the role of lead partner), two national research bodies such as ISPRA and CREA, and the Information Consortium for Public Administration-CSI Piemonte.

The project was born from the desire to demonstrate how spatial planning that integrates into its decision-making processes an assessment of the environmental benefits ensured by the free land, guarantees to the community a substantial reduction of land consumption and an overall saving not only of natural resources, but also public finance. To this end, two IT tools have been created – Playsoil and Simulsoil – that allow simulating the effects (in terms of decrease or increase) that the forecast of urban transformations would compare with the current situation. The eight ecosystem services considered are Carbon Sequestration; Crop Production, Timber Production, Habitat Quality, Nutrient Retention, Water Yield, Sediment Retention, Crop Pollination.

After the pilot experience conducted in the municipality of Bruino, the use of the Simulator supported urban planning activities in the municipalities of Chieri, None and Settimo Torinese.

The urban Variants launched with the support of the Dist Research Group in the 4 Municipalities involved in the project bear witness to the contribution of this approach to the planning process.

### **CHIERI**

Chieri, a municipality characterised by a hilly context located southeast of Turin (about 36,700 inhabitants), has started an urban variance (Structural Variant n. 15, ex art. 17, paragraph 4, Law 56/1977) aimed at, not only limiting land take, but also at recovering, for agricultural use, a whole area for industrial and artisanal production. This resolution, named "Fontaneto 3", was planned by the local spatial plan in force, but it has never been carried out. If the forecasts of the town plan in force had been entirely carried out, 810,000 m<sup>2</sup> would have been taken.

The Structural Variant n. 15, on the one hand, will facilitate an increase of ES provided by the local land, by transforming the forecast project of a golf course into an area with a rural park whose surface is of 70 ha; on the other hand, 18 ha of the areas, which are currently industrialized, will be zoned for agricultural use.

The elaborations carried out by the Dist have supported in particular the drafting of the Technical Document of Verification of subjection to SEA for the Technical Proposal of the Preliminary Project of the Structural Variant of local spatial plan. The City Council on 11/11/2017 adopted the Technical Proposal and discussed in the first Co-planning Conference in the sessions of 20/12/2017 and 21/2/2018; the conclusion of the procedure is currently underway.

## NONE

None (8,000 inhabitants) is a municipality characterised by a rural context, located southwest of Turin. It has started an urban variant (Structural Variant n.4, named "Of Environmental Quality", ex-art. 17, paragraph 4, Law 56/1977) planned to partially and functionally modify some areas of the local spatial plan related to environmental qualification of theme and to promote sustainable development. The objective to reduce land take has been a priority. The main action of the Variant is the relegation to agricultural uses of some areas for which forecasts of land use transformation are in force.

From a quantitative perspective, the new Variant n. 4 has taken action in some urban forecasts of the spatial plan in force, allowing a reduction in land take equal to almost 120,000 m<sup>2</sup>, an increase in urban green areas equal to 50,000 m<sup>2</sup>.

The elaborations carried out by the Dist have supported in particular the drafting of the Technical Document of Verification of subjection to SEA for the Technical Proposal of the Preliminary Project of the Structural Variant of local spatial plan. The City Council on 20/11/2017 adopted the Technical Proposal and discussed in the first Co-planning Conference in the sessions of 21/12/2017 and 28/2/2018; the conclusion of the procedure is currently underway.

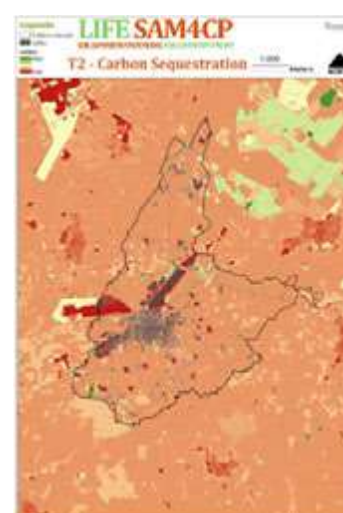
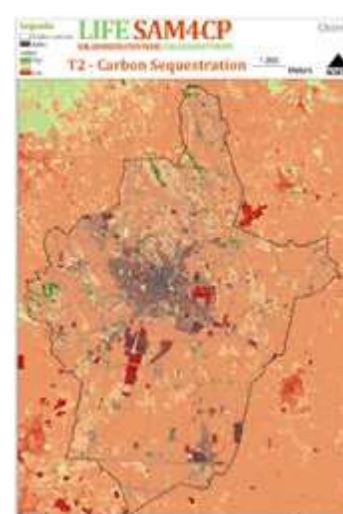
## SETTIMO TORINESE

Settimo Torinese (about 47,500 inhabitants) is located northeast of Turin and characterised by a high level of infrastructure. It has started a general revisioning Variant to the local town plan, aimed at overhauling forecasts of the plan in force that were not realised yet. The urban Variant focused on the rationalisation and simplification of the town planning regulation, the land take control, the urban regeneration of neglected areas, the stabilisation of the urban areas, and the strengthening of ecological compensation areas and green corridors. Likewise, after several public debates, the town board has officially launched the General Variant n. 34 to the town plan, with the adoption of the resolution of 03/03/2018.

The elaborations carried out by the Dist have supported in particular the drafting of the Preliminary Technical Document for the specification of the contents of the SEA Environmental Report.

The City Council on 8/2/2018 adopted the Technical Proposal and discussed in the first Co-planning Conference in the sessions of 30/3/2018, 29/5/2018 and 19/9/2018; the conclusion of the procedure is currently underway.

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*Maps of the Carbon Sequestration in the Municipalities of Settimo Torinese, Chieri, None (source: DIST Research group elaborations).*