



Objective

The workshop intended to contribute to a more comprehensive and systematic approach to revitalise farming and rural areas. The main aim was to develop a framework for integrated territorial strategies for different circumstances to aid regional, and national governments as well as the EU in their approaches.



Our starting point

- Riga meeting > tailor policies



- FARLAND > Integrated territorial strategy
- 3 dimensions
 - Farm level: Legal institutional framework
 - Land, land markets: economies of scale
 - Diversification and the economy of scope
- 4 area types



For inspiration

- Overview
- Land use dynamics
- Definitions / figures
- Scenarios
- Changing paradigms

1. Land-use dilemmas

The rapidly shifting nature of the land-use dilemmas:

1980s – 2003	Land as quality of life – the multifunctional, post-productive countryside story
After 2007	Land as globally scarce, fragile and irreplaceable capital on which our lives depend – the strong sustainability view
Lately	Land as basic, material fact of life / collective choice and government intervention needed

12

Abandonment of agricultural use

An interesting debate about the decline of agricultural use of land started in Europe during the decades of 1980 and 1990: reforms of the Common Agricultural Policy (CAP) were expected to result in high rates of abandonment.

Although probably not as widespread as scenarios predicted at the time, abandonment of agricultural use has taken place in many **peripheric and/or mountainous regions** of the EU.*

This "Mediterranean-centred" view of abandonment is usually associated to a **transition towards a less intensive use** of land, as a consequence of either a lack of profitability of agriculture and/or unfavourable social conditions.

Nevertheless, there is not a common terminology among authors: **many similar terms** are often used with slightly different meanings, making concepts elusive.

* Among the somewhat abundant literature on abandonment, a must-read paper is the compilation of case-studies by MacDonald et al. (2000).

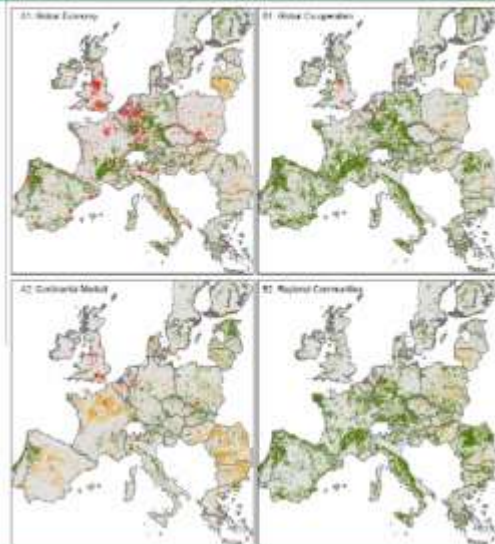


Regional differences

Europe in 2030
in four scenarios

Legend

- Stabile
- Abandonment
- Agricultural expansion
- Urbanisation
- Urbanisation and abandonment
- Urbanisation and agricultural expansion



multifunctionality as a challenge:



...in many peripheric landscapes

production is not able to secure land use nor people

but there is some inertia
and landscape quality
has so far been kept



other functions are much more valued than
production itself – but are not



constructing nor maintaining the landscape

can they be the driver of land management ?

*** what is the role of farming in the future ?



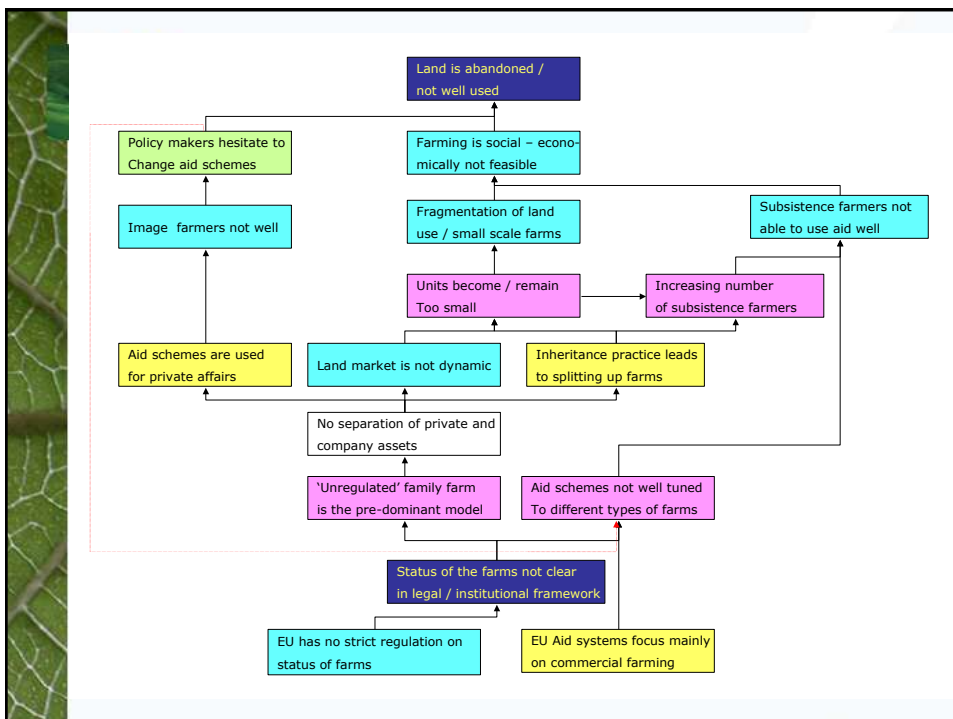
Farm level

How can the status of family farms be improved by a proper legal / fiscal / social framework that facilitates farmers to respond flexible and dynamically to current / emerging challenges?

How can the legal / institutional framework facilitate better functioning of family farms?

How to improve the image of farms and farmers and how to make farming attractive for young people?

How to provide incentives and fair remuneration for their 'public services'?





Farm level

Farm is a major issue in **CAP and RD policy** (production / preservation)

Family farms are the **most usual type** of farm in EU territory

Farms as productive units compels to clarification about its **nature and typology** (enterprise / not enterprise)

Farms' viability can be seen from **economical** point of view and in a **social** and **territorial sustainability** perspective

Farms viability and sustainability depend on **size** (scale) – related to agricultural production and **diversification**

Public policies should be oriented to farms, which obliges their **registration**



Farm level

Family, patrimony and labour are supporting elements for family farms

Social and cultural changes have big impact on the traditional family farm

Concerns and demands of family members put at stake the survival of family farms in traditional terms (patrimonial and family unit)

The traditional family farm does **not** provide an **adequate framework** in economical terms (income) and in social terms (social protection) of family members

Multi-activity is an element of reinforcement and economical sustainability of the farmer's family



Farm level

Concluded necessary actions:

- To **clarify**, to integrate and to make compatible **main definitions** (farm, farmer, farmer family, economic viability,...)
- To establish **farm typology** (agricultural enterprises and other forms of farms)
- To incorporate in **EU regulations** the main definitions and farms' typology
- To define the **labour and social protection regimes** of family members
- To promote **studies and research projects** concerning the impacts on the EU farms, farmers and farmer's family



Land, land markets

Different reasons for non functioning land Market:

- Land in peri-urban areas or with high tourism potential is not farmed because the owners anticipate that they can sell their land at higher values (i.e. land speculation).
- Older people are no longer able to farm actively, or to hire labour, or their children are not interested in taking over the farm.
- Family inheritance disputes and the absence of heirs halt farming operations.
- Owners will prefer to keep their land idle if they fear that leasing regulations will give the tenants a potential claim to ownership.
- High transaction costs for sales including transfer taxes and the lack of land market information make it difficult for owners to find buyers even if they want to sell.



Land, land markets

Possible solutions:

- Clarification of ownership and other land rights
- Land consolidation projects (what models (large-scale, small-scale; compulsory, voluntary, etc)
- Land banking
- Sales markets: (what obstacles to transactions can be removed
- Lease markets (what is needed to have an equitable leasing contract that balances the rights of the owner and renter)
- Pre-emptive rights (what mechanisms can be used to help neighbouring farmers to acquire land if the owner wants to sell?)
- Transfer tax exemptions for transactions
- Property taxes on unused agricultural land
- Minimum parcel size for agriculture



Land, land markets

Recommendations

- Solve co-ownership and unknown ownership
- Improve land tenure structure: adapt your instruments to stakeholders needs and make it “social”
- Improve Integrated Territorial Planning by making it farmer friendly
- Make land information records reflect reality



Land, land markets

“BABY” STEPS

- Have a network to research concrete ownership problems...
- Don't wait to have every thing perfect before starting projects to improve the land structure
- Identify the kind of farms present and think about the kind of farmers you want
- Improve the information flow between the agencies



Diversification

Possible options

- Multi-functional farming
- Development of niche markets
- Agri-tourism
- Bio-diversity conservation
- Environmental services
- Country-side management
- Branding / certification



Diversification

1. Develop **common conceptual framework** for revitalisation via diversification

- Collection of information/knowledge about:
 - Definitions
 - Instruments available
 - Good practices etc
- Initiated by the **Ministry of Agriculture (MoA)**
- Implemented via **National Rural Networks**:
 - Formulation of practical handbooks
 - Training etc



Diversification

Develop **multi-level communication strategy**

- Should be done at **national level**
- Includes description of:
 - Current information flow
 - Identified gaps in information flow
 - Tasks and actions
 - The role of actors etc
- Initiated by the **MoA** (finding the coordinators)



Diversification

Develop territorial integrated plans with “space” for **innovations**

■ Promote development of conditions for **new** and **existing** innovations via:

- Simplifying bureaucracy
- Networking
- Education of farmers etc

■ Incorporate innovations from **all policy domains**

■ Look for financing instruments through creation of:

- Bonus system
- “Territorial Fund” (e.g. ERDF+Structural Funds)



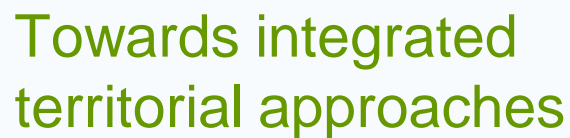
Sector based ‘horizontal’ approach

- A set of general policy measures, implemented in an uncoordinated way





measures, combine
measures but imple
coordinated way



- 12