



WORKSHOP 1

Resilience in the Oise valleys

Inventive analysis of valleys

Saint-Leu-d'Esserent – Thursday 31 January 2019

Workshop Presentation

Within the framework of the Interreg project, the main objective of the Oise-les-Vallées urban planning agency is to propose to develop the territory of the Oise Valley with resilient projects. These should be based on a co-construction method that satisfies all project stakeholders.

These workshops show the will to bring together all the actors of the territory. They are an opportunity to conduct concrete exchanges and express opinions on "how to envisage the development of floodplains with the realities of the territory and all its stakeholders? ».

The workshops will provide food for thought and prepare the seminar on 22, 23 and 24 May with the support of our European partners.



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Presentation of the workshop venue: Saint L-d'Esserent Message from the Mayor

The commune of Saint-Leu-d'Esserent is a slightly floodable commune and is impacted by rising groundwater levels and overflows from the Oise.

Built on the water's edge, the town is notably marked by its historic bridge. At first a small village, the commune grew with the establishment of the monastery of Saint-Leu.

Two other major monuments subsequently emerged, the sugar factory on the banks of the Oise and the EDF thermal power plant in 1957 (the largest in France at the time). All this makes the village become a small town.

Today, as part of the Creil Sud-Oise Urban Area (ACSO), the municipality is facing the closure of some of its activities (industrial wastelands) and Ile-de-France residential development.

The municipality therefore represents a small town of balance between Creil and its small villages.

Flod risk and projects in the Oise Valley

The Oise has its source in Chimay, in the Ardennes, and flows into the Seine at Conflans-Sainte-Honorine. Everything in the valley has been built along the river: villages, transport infrastructures, activity sites... The main points punctuating the valley are, from upstream to downstream: Noyon, Thourotte, the Agglomeration of Compiègne, the logistics platform of Longueil-Sainte-Marie, Pont-Sainte-Maxence and the Agglomeration Creil Sud-Oise.

In 1992/1993, the floods were a real trauma for the valley territory. This catastrophic event led to the development of the first generation of Plan de Prévention des Risques Inondation (PPRi) in 1996. Three PPRi are currently being revised (Compiègne amont, Compiègne-Pont and Brenouille-Boran).

The Oise Valley is also home to many projects that have a more or less direct impact on flood risk, such as the structures of the Entente Oise-Aisne or the future Seine-North Europe Canal (CSNE) between Cambrai and Compiègne and the Mise A Gabarit Européen de l'Oise (MAGEO) between Compiègne and Creil.

In addition, the Oise Valley, represented by its urban areas and accompanied by the OLV agency, participated in the National Workshop "Changing territories exposed to risks" launched by the Ministries of Ecology and Spatial Planning in collaboration with the OBRAS Design Office. This approach was synthesized into a roadmap in September 2015 and was applied on a smaller scale with local workshops and project sheets.

Reflections on flood risk, intervention of L. FAYTRE (IAU)

Flood risk is first seen as a constraint, so we avoid talking about it. Since the 2000s and the floods of the Somme, actors have been increasingly involved in the subject, particularly in crisis management. Flood risks are often the result of a management problem and not a water problem.

The Ile-de-France (IdF) Region has its own characteristics and very important challenges. No need to wait for a 100-year flood to deal with the flood risk. Elaborating a disaster scenario makes it possible to highlight the great vulnerability of networks (electricity, metro...), but without electricity, the entire capital is affected (operation of hospitals, waste management...). Water is a factor of development, if the master plan limits urban expansion, then it is necessary to rebuild on the city, to work on the mutable spaces located along the waterfront. In other words, building in high-risk areas, which seems contradictory. How are these territories developed in contact with water?

Flood risk management, through Water Environment Management and Flood Prevention (GEMAPI), is delegated by the State but is not yet fully acquired by local authorities. This competence is sometimes transferred to a Territorial Public Basin Establishment (EPTB), in this case the Entente Oise-Aisne.

Resilience must be achieved on any scale, there must be territorial solidarity to anticipate, manage and recover from a crisis as quickly as possible. Resilience is above all a process and not an objective since we cannot be resilient to everything. The culture of risk is a culture of the unknown, it is a working tool.

Being resilient means first understanding the risk, then accepting it and then collectively setting certain objectives. Choices have to be made and they are mainly motivated by social and economic factors. We continue to build and we will continue to build, but today, it is a question of building differently, building WITH floods (rising groundwater, slow flooding...), in other words, knowing how to adapt to the territory and the risk.



How to develop flood-risk sites in the Oise Valley?

4 sites were chosen at the level of the Creil High Risk Flood Area (TRI), 4 others were located at the Compiègne TRI. These sites can be based on the proposals of elected officials but also on the potential and interest they represent (specific issues, strategic location, project ideas, etc.). The choice of sites can be discussed, amended and completed.

OLD SUGAR FACTORY _ Saint-Leu-d'Esserent

SITUATION : Site proposed by the Mayor. The site is currently fallow and is owned by the municipality.

PROJECT : This recently acquired municipal site has been subjected to a marina project with boat reception and wintering in the former beet storage building. A project for soft lanes along the banks is also being studied to reconcile economic activities and soft mobility.

Nearby, Norchim, an American company with currently 40 jobs, wants to stay and expand with the creation of 20 additional jobs and a research laboratory.

The municipality wishes to transform this site and give Norchim the opportunity to expand by selling the communal land and buildings.

ISSUES : The sugar factory building has a 19th façade that the Architecte des Bâtiments de France (ABF) wishes to keep. The building is considered as the foreground of the abbey church from the point of view of the river. The deconstruction of this volume is not desirable according to the ABF.

The building is located in a flood risk area. This risk could damage the building.

Norchim could relocate and leave if he does not have the opportunity to expand. But the company would need only 15% of the volume of the sugar factory building.

The municipality can hardly invest in securing the site, which is too costly.

REFERENCES & PROPOSALS :

1/ The transformation of the Matra industrial wasteland in Romorantin : the closure of the plant resulted in the loss of 3000 jobs at the time. The municipality was involved in a PPRi project with a flood rating estimated at 1.50 m water level. A large part of the historic industrial buildings have been voluntarily protected by the ABF. However, with the PPRi, the maximum extent of the transformation project was set at 20%. This 80% loss has triggered negotiations to build a resilient project that satisfies all stakeholders. Some of the historic buildings have been preserved and rehabilitated, and they contribute to the unique identity of this new district.

2/ The urban project of Prés de Vaux in Besançon : Historic buildings have been kept to carry out the project on a brownfield site undergoing conversion. With the constraints of the site, the flood risk and the ABF's non-demolition advice, it is therefore a question of reinvesting the volumes. The frame must be transformed, in order to reuse it and raise the floor above the PHEC (Plus Hautes Eaux Connues) mark.

The sugar factory building actually has a double visual effect, that of the foreground of the river towards the abbey church but also that of the abbey church towards the river.

In addition to the flood level, it will be necessary to remain vigilant about the speed of the water. This speed and the water retention capacity of the site will contribute to the design of the project.

Negotiation elements are to be found in the PPRi.

COMMUNITY GARDENS_ Creil

SITUATION : The City of Creil has proposed this site located south of the Auchan Creil/Nogent-sur-Oise shopping area. The site, located between the commercial zone, the D1016 and a pavilion zone, is largely in the red zone of the 2015 flood hazard map. This is mainly a hazard due to a rise of groundwater. The site is used but it is not really dynamic and there are deviations in its use. Potential presence of pollution at the level of the "semi-wilderness" to the south of the site.

The site is in a reserved area : these are private plots that the City buys as it goes along

PROJECT : The City of Creil wishes to preserve and valorize this natural place by working on the urbanization of its urban fringes. It is a question of creating a mesh with the existing one. The idea is not to build the site at all, there is no need for housing.

ISSUES : To calm the rupture between the parts of the city that can be flooded, and the parts that cannot be flooded.

The main objective is also to enhance this green site in the heart of the city and to create permeability.

REFERENCES & PROPOSALS : This site would be an opportunity to discover and understand the flood hazard. It would represent an opportunity to nurture the culture of risk and to understand how water arrives here... Even if there are not very high stakes on this site, it remains a project to be done.

You have to work on the ground movements, sculpt the ground.

The businesses in the commercial area have no idea of the biotope that exists next to them.

PONT-BRENOUILLE INDUSTRIAL ZONE _ CCPOH

SITUATION : The Pont-Brenouille industrial zone is located in the municipalities of Pont-Sainte-Maxence and Brenouille, on the banks of the Oise, between the river and the railway. It hosts the most important cereal port of the Middle Oise with Clairoux.

A flood vulnerability diagnosis is planned as part of the Schéma de Cohérence Territoriale (SCoT) review.

PROJET : Willingness of elected officials to perpetuate the dynamism of the area, by allowing :

- the maintenance or even the development of existing activities (Expansion of material storage areas...);

- the projects in progress to be carried out on the few plots of land still available.

The development of the industrial zone is also to be linked to the CSNE and MAGEO projects, which aim to strengthen ports and increase flows while restricting loading/unloading points.

ISSUES : This industrial zone has been a strategic development area since the 1960s and is one of the 4 economic pillars of the territory for the CCPOH.

The land supply is extremely limited. Some plots are still available but it would be considered to classify them as flood expansion areas in the future PPRi.

The flood hazard condemns nearly 10 ha of the CCPOH territory. In addition, hydraulic compensation seems to be requested in the context of the filing of certain building permits.

REFERENCES & PROPOSALS : It is essential that these business areas are aware of their vulnerability both to flood risk and, above all, to networks and access that could paralyse their activities over a long period of time. This notion of time is also important to quantify in order to establish good crisis management. For example, if a candelabra is flooded, the entire network must be cut off. Networks are therefore becoming increasingly important.

The issue of access (and parking) is essential for good crisis management, especially since the car can endanger the population. There is also a soft track along the railway line that could be developed. It makes it possible to reach the heart of the Creil Sud-Oise urban area. After a flood, the pavements are often badly damaged and roads have to be rebuilt. The question of the coating is to be taken into account, it must be adapted.




SARRON ECODISTRICT _ Pont-Sainte-Maxence

SITUATION : The site is located in an agricultural zone surrounded by pavilions, near the station. For the time being, the area represents an agricultural lung in the heart of the commune and creates a gap with the village of Sarron, now part of the commune of Pont-Sainte-Maxence. In the former PLU, the area was intended for market gardening, but today maize is intensively cultivated. In the 1996 PPRi this area was not floodable, but since the new 2015 hazard maps, it now represents a large unconstructed flood expansion area.

A Roma community is present near the site, their settlement is destined to remain.

PROJECT : Currently in the AU (à urbaniser) zone in the urban zoning, the site was the subject of a project sheet during the local workshop on flood risk. In the meantime, ETS (Echange pour une Terre Solidaire) is looking for a market gardener to replace part of the current maize crop.

ISSUES : Develop the AU zone and close the urban fringe. It will be necessary to ensure that it is compatible with the charter of the PNR Oise-Pays de France.

REFERENCES & PROPOSALS : Preserve the flood expansion area. Modify the perimeter or move the AU zone to integrate the nursery school sector which will soon develop with the creation/displacement of a primary school.

The project programme (number of dwellings...) should be well defined to assess its impact. Housing construction should be avoided as much as possible in this area, which is subject to high risk.

With the arrival of new housing, the Municipal Safeguard Plan (PCS) will undoubtedly have to be revised. The next school equipment (school and canteen) - located in the white zone - could be used as a shelter.



Complements and continuation of the workshop

Flood hazard is a constraint but not THE constraint.

The negative reaction of some communities to the new PPRi does not express a rejection of the risk. The regulatory part lacks flexibility. Communities express the desire for a real sharing of responsibilities between communities and the State since they represent the interface between the State and its inhabitants. It is necessary to take into account, on the one hand, the legitimate will of the State to protect and, on the other hand, the legitimate will of local authorities to develop and occupy areas that are both strategic and constrained. Hazard maps are not called into question, it is mainly a question of interpretation.

The CGEDD's expert report provides recommendations on the PPRi project that will be taken into account. As a reminder, following the Xynthia disaster, mayors, local authorities and State services were tried. The responsibilities have been assumed by all parties.

For the appraisal of urban planning acts, the reference document to be applied is the existing PPRi and not the future PPRi since the latter is still not approved. The new flood hazard mapping and recommendations that were notified to the municipalities concerned in 2014 and 2015 must also be taken into account when assessing urban planning acts. Local authorities can consult, on the website of the Préfecture de l'Oise, the pedagogical booklet n°12 published by DDT 60, which concerns the examination of applications for urban planning authorisations during the revision of the PPRIs of the Oise and Aisne valleys.

In accordance with the recommendations of the CGEDD, the PPRi project for the Oise and Aisne Valleys will enter, in the coming months :

- in a new phase of consultation;
- in a new phase of rewriting the regulations of future PPRIs;
- in a new phase of revising hazard maps, in order to integrate data not taken into account by the hydraulic or topographic model;
- in a new phase of resuming some work, particularly in the Compiègne sector at the confluence of the Oise and Aisne rivers (2D modelling could provide more precision).

The Prefect of l'Oise's wish, on this sensitive issue, is to move forward and build together a common solution.

Another site is proposed by the city of Creil and could be integrated into the workshop process. At the downstream quay in Creil, the Ec'eauport project is already well advanced but there are small pockets of flooding to which solutions should be provided.

In future proposals and scenarios for the development of these sites, cost-benefit analyses would have to be assessed.

It is proposed to present a review of the sites and their assumptions in another workshop/meeting in order to share the conclusions.

A second workshop could be held on the afternoon of April 4 (location to be determined)



