Ethno-political conflict, Governance processes and innovative spatial planning: Case Study

of the new-university-city of   Louvain – la -Neuve (Belgium)

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Introduction and methodology

This paper deals with *contemporary and innovative planning projects* that are correlated with *some kind of problem resolving*. It studies the ways in which the *ethno-political and socio-linguistic conflict* in Belgium in the '60 led to an innovative resolution which is correlated with planning projects (the transformation of rural space) and a new form of contemporary 'new cities'. The main subject of work is the new city named Louvain-la-Neuve that was created in order to accommodate the French-speaking university of Leuven after the linguistic conflict of 1968 and the social problem of the difficulties of the coexistence of two different linguistic communities. Through this project of the city in question, which was mobilized by the administration of the university (Université Catholique de Louvain), the French-speaking Belgian government also aimed in the creation of a new pole of development in the French-speaking region (Wallonie) which would force the development of the whole region and would restore the French-speaking community in the limelight (as it was in an earlier time).

More specifically, the research surveys the characteristics of the project according to some parameters: b) the role of the university in the planning processes   c) the way that university consists the motivating force of a city and creates agglomeration economies d) the relationship between conflict and governance in the decision making policy process, e) the innovation of the project in three levels, the way it has been managed, the way it has been planned. As well as concerning its contribution in the national and regional economy in the local society and in the sustainability of the city.

As far as the methodology of the research is concerned, it should be noted that the latter involved local participative observations at the city of Louvain-la-Neuve (1986-1988, and Sept. 2003 till Aug. 2004), structured interviews with two off the main staff of both the French and Dutch-speaking administration committee of the university of Leuven, visual and photographical survey and group discussions with the local population permanent and temporary, as well as collection of all possible planning and policy documents as well as surveys concerning the project and the city.

The main theoretical question, at which we wish to reply, concerns the ways through which the socio-political conflict inside a state is related with the notion of governance, as this is defined as a compound process of interchange and equilibrium achievement, which has deduced to innovative spatial planning by taking advantage of the split of the Louvain University. Therefore, at a first level we attempt to highlight the relation between governance and conflict, and thus, we focus on the forms that the quest for equilibrium takes through the particular example of the federal state, which quested space so that the French-speaking department of the United University of Louvain could settle in. The background of the crisis, the reasons and the processes of the localisation of the French-speaking departments of the university as well as the decentralized and flexible management system of spatial programming of Belgium are fully expanded at this first part. Moving on to a second level, we attempt to designate that the new city of Louvain-la-Neuve is a modern answer at a level of spatial planning and programming, while it introduces a new

dimension at the new cities theory, which considers education as the active and motivational force of the city.

The outcome of the research shows the way in which the well-known Belgian national problem resulted in a partnership between the community, government and the university and in the creation of a new contemporary city that in our days tries to survive and ameliorate its environment through the knowledge-theory and the resources that the university can continuously ensure for the city's development. It also shows the way in which the ethno-political conflict revealed the governance procedure which was necessary in order to end in such an innovative solution of a problem.

The research has shown a new innovative approach of the Belgian planning processes that is deeply correlated to an ethno-political problem and governance.

1.   Elements of theory

In our days the resurgence of ethnical, national cultural and other identities in particular afterwards the end of the cold war, has brought an important revival of conflicts in a world scale. Space, urban and rural, constitutes the background and the main "object" of the claim. Simultaneously the phenomenon of globalisation exalts the need for modern and flexible answers in the field of planning as a mean of balancing the gap between the weakening of the centralizing nation-state. Governance in the field of spatial and urban planning is elected as an effective tool and is related to participative processes of planning as well as to the processes of social transaction. The foundation of a new city affixes the role of a complete plan contrary to the specific and local scale of planning processes and brings out the need for compatibility among national, regional and urban policies.

As A. Bacal (1991), Gellner (1992), Anderson (1997), Smith (1989, 1991) and Demertzis (1994, 67-101) explain the dynamic that spring up in the environment of the post-modern world and the conflicts that are caused because of nationalism and ethnicity. Space is the background of the action of individuals and social groups and constitutes a sociological parameter which is not autonomous and has the possibility of explaining greater transformations (Remy, 1975). Space as a product of conflicting strategies (Lefebvre 2000), so at the production as well as at its appropriation, directly concerns us in the case of the French-speaking city that we study.

The globalisation as complex process of the economic mobility of capital and individuals as well (Kotios, Tselios, 2002, 67- 86) causes the "retirement of central state" (Jessop, 1994, Swyngedow, 1989., in Getimis, 2004, 152) and impose models of governance and governing that put the cities on the map as competitors to each other (Gospodini., Beriatos, 2006, 15) and as "growth machines" (Molotch, 1976. , in Getimis, 2004, 153) creating co operations between the private sector and the state. Concerning planning processes, the field of governance and governing combines complex participative processes having developed multiple mediations between basic factors. These factors can be private and public (Albrechts, 2002, 201-204) while the importance of social transaction[1] is the main condition for an effective management of all institutions (Remy, Voye, Servais, 1978). New cities as results of urban policy and governance procedures include complex planning proposals having an active influence of the sociological and anthropologic regard of space (Remy., Leclercq, 1998, 32-33., Rapoport, 1976).

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[1] Transaction as an explanatory tool is reported in the social dynamics that are developed in the interior of social fields, including the significance of negotiation and concerning the distribution of social places which are unequal to each other. As inherent with the conflictual dimension of social relations, reconciliation concerns all institutional actors (acteurs) and agents. (Remy, Voye, Servais, 1978, 89-90, 229-230).

The question we have placed therefore, on the occasion of the foundation of this New City of - campus concerns a lot of similar cases around the world where the major point to impawn is the final analysis of space with its geopolitical, national, and developmental dynamic. The analysis of an ethno-political conflict reveals that through the case of the federate state of Belgium has reached a complex positive result. Cases however, as the bi-communal Cyprus (Greeks and Turks), Kosovo (Serbs and Albanians), Palestine (Palestinians and in Israelite) place questions as well as challenges in the research of which the study of case of Louvain-la-Neuve constitutes the spunk.

2. Socio-political conflicts and their relation to governance

The knowledge acquired by the socio-political conflicts worldwide, the federal states as well as the planning procedures in these, has a lot to exhibit in terms of interesting and usually utter examples, either of participative planning and effective deliberation methods either not. That is, phenomena of complete rupture and competition between the whatever communities, which do not contribute to the aggregate spatial development, but end up to the unbalanced advance, and sometimes delayed development of some regions. Besides that, it is particularly interesting to observe the relation that seems to rise between the socio-political phenomena and the spatial and economical development. At the present paper, the connection between community and space is prominent, as on the occasion of a socio-political conflict between two communities and through governance processes, the application of a pioneering – concerning the standards of the time – tool arose and thus the new city of Louvain-la-Neuve was created. The creation of the city roots back to 1966 and holds the title of the second "new city" in the Belgian country. Its construction was supported, and consequently, rooted through the collaboration of the university UCL[1], which constitutes one of the most traditional European universities, as wells as the first French-speaking university in Belgium. It forms a quite distinguishable case, as besides the particularity just mentioned, it displays innovative features at that time concerning the management, its administration as wells various urban-planning and spatial-planning characteristics.

2. 1. The Belgian example of ethno-national conflict and governance

The lack of homogeneity among the population that is clearly observed in the Belgian country mainly originates from the co-existence and symbiosis of three different communities. The Flemish population, at the northern part of the country, speaks Flemish (Dutch dialect) and constitutes the larger group in the country in terms of population. Following, the French-speaking population, the second larger in size population group, which habit mainly in the southern part of the country. Last, at the eastern part of the country there is a small German-speaking community. Brussels is a bi-lingual area at which most of the citizens are French-speaking, even though the presence of minorities from other countries, such as Northern Africa and various European countries, mainly due to the existence of European organizations there, is quite potent. Among the total population, the 56-60% are Flemish-speaking and the 40-44% are French-speaking, whereas the German-speaking community reflects less than 1% of the population

The larger two communities that inhabit in Belgium display, as it appears from their study through history, a quite different orientation. In Flanders, which for years has been an agricultural area, the Catholic Church used to play a particularly important role in the political and private life of the area. The other side presents the Wallons, which seem to taste first the phenomenon of industrialization as well as a premature globalization and socialization. The three main traditional points of split of the Belgian society consist of the economy, the language and the religion. The decade of 1960's has constituted the main stage of polarization of the linguistic issues, which in chain have caused polarization of the rest of the issues that used to utilize language as their tool. More specifically the Belgian state is considered as federal right after its liberation, which was totally realized before 179 years.

The Flemish community has been the one that demanded so intensely its dependence during the 1960's. Besides that, it was at that time that severs economical and social alterations in the condition of Flanders that occurred, as the after-war condition of its economy exhibits a sudden bloom of the economical field as well as a reversal from the primary to the secondary sector. The above mentioned bloom urged the Flemish-speaking population to assert their rights even on linguistic issues, and thus, to increase its power by vitiating the legend of the French-speaking dominance. (Albrecht's, 2001)

Simultaneously, the symbiosis and the co-existence of two different populations, which speak different languages and follow different traditions, culture and habits, under the roof of the federal state of Belgium, could not be particularly smooth during the decades 1950's and 1960's. The conflicts between the two potent communities of the Walloons and the Flemish have led to political reverse; popular rebellions as well as a manifestation of extreme phenomena over the dominance in power one of the two. The prominence of the conflict and the tenseness during the year 1968 within the universities in France leads to the bisection of one of the state universities, the one of the catholic university of Louvain, in the French-speaking department and the Flemish-speaking, as well as the translocation of the French-speaking department outside the existing facilities. Besides that, the educational activities of the university diversify themselves even before the split according to the different origin of the students, while the two departments used to share the facilities of Leuven. The slogan of the time "out the Walloons", which predominated for a long time and led to the intensification of the conflict between the two socio-communities, could not do nothing but provoke extreme phenomena, one of which was the downfall of the Flemish government. All of these chain reactions later on favored the French-speaking community, which proved to be erroneously driven off inside the borders of the state by the Flemish one, and thus, it partially secured, in a legislative and economical sense, the translocation of the university to new territory within the prefecture of Wallonie (Remy, Lecrecq, 1998:14-18)

It is truly important to mention that the socio-political conflict, which had been created and which in turn provoked a series of other problems, regarding several of these it ended up in a series of processes of collective efforts from all the involved social and political parties, in order that the whatever problem may be can be solved. Concerning the case of the split of the University of Louvain, the procedures followed, as anyone could note, displayed the maximum degree of governance and, despite the socio-political intenseness of the time, produced a result at the optimum possible way.

The government pressures, as an exchange of the legislative facilitation, concerned the installation of the university at some place in Wallonie, so that it would contribute not only to the economic development of the latter, but also to the reduction of the congestion in Brussels[3]. The participative planning and the deliberation procedures constituted the main reason why such an innovative suggestion about the solution of the problem was adopted. The development of a "new city", which was meant to be of catalytic importance not only as a university but also as an autonomous city and center of attraction of the neighboring to Brussels territory of Braband Walloon, which consisted by the management of the university at that time, constituted a major challenge for the French-speaking government.

It is a fact that during that period of time, there were a number of heretical thoughts that accused the French-speaking community, which appeared to use its harassment as a means of advertisement in order to obtain more easily the academic identity it longed for, which till then used to share with the Flemish-speaking population. That kind of thoughts is often mentioned regarding the utilization of the socio-political conditions of the time in order that the desired outcome is achieved. Besides that, we should not omit the fact that the proposition as a whole as well as the conception of the idea comes from the director of university at that time, Michel Woitrin, which several years before the Split[4] planned the structure of its proposition. It would probably be more correct if we mentioned that the necessity of the French-speaking University's abandoning Louvain was quite known since the beginning of 1963. However, the tragic ending of the continuous conflict between the two communities had never been expected, even inside the

university area where the conflict had blown itself out of proportion during the 1960's. (http://membres.lycos.fr/redcross/llnarticle.html)

Therefore, the necessity of removal, within a decade, of a university department activated the processes of consideration about the creation of an urban-plan that would be brought into effect in the French-speaking territory and that would shelter the needs of the university. The time margin constituted, for everyone involved, a fertile soil as far as the consideration of all possible scenario and the final selection of the optimum are concerned. The director at that time, inspired by the world-wide examples, and particularly by the case of the Japanese city Tsukuba [2], addressed, apart from all others, to the American urban-planner and architect Victor Gruen in order to shape the dream-city, of medieval type, that he planned. His basic initial pursuit was to avoid creating a campus-ghetto, like the respective English example of that time, but to construct an urban environment, where students and permanent inhabitants would harmonically co-habit, and that would embrace education as its inextricable operation.

The suggestion of the American architect was impressively innovative for its time. Nevertheless, it was abandoned later on, after having first created a plethora of controversies and intense skepticism in the academic world of University and the respective politicians in charge. As it is further analyzed in the chapter about the urban-planning features, at the final plan adopted, there was a significant presence of Gruen's propositions as these were finally applied in the new city of LLN.

The proposition Gruen as well as the wider skepticism, the controversies and the objections that followed, led to the constitution of a final study group of the city, comprised of an architect, an urban-planner and a socio-economist, Lemaire, Laconte and Blondel, respectively. The latter advanced the urban-plan at a quite high level. Nonetheless, it is quite interesting to observe the process through which the participation of al the institutions and social groups involved as well as the skepticism concerning common issues that needed to solve led to positive outcome.

The alternative solutions that were suggested by the central government referring to the removal of the French-speaking part of the UCL, were initially two: the first concerned an area of Brussels where there were already university facilities, whereas the second referred to the removal of the University[7] at some location in the French-speaking territory in Wallonie. The first solution was not preferred by the study group as the University held its own criteria of localization, which concerned accessibility issues from allover the country as well as connection issues with the transportation means and networks. At the end of the day, after the consent of the community itself (Ottignies), at which the university had addressed since no other would accept the university under favorable conditions, and which participated actively in the deliberation and the removal of the university, the university moved on with the procedures of spatial study which appeared to be opted.

The selection of the city of Ottignies was not a coercive solution of installation by the central government, nevertheless, should anyone examine the political situation of that time, he may be able to note that the French-speaking government strived in every way and means to preserve the long gone fine economic reputation of its French-speaking prefecture of Wallonie during the 1980's. The flourishing economy of Flanders and the development of a Flemish-speaking space against the previous was a phenomenon that the French-speaking pursuit to obliterate. (Remy J., Lecreck E., 1998)

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[2] The case of the Japanese city Tsukuba, which lies in an area quite close to Tokyo, a number of similarities with the case in question, can be noted. The signal was given with the intension that the government offices would be transferred outside the capital in 1961, something that, a year later, enriched by the need to transfer the national research centers, led the Japanese government to decide the removal towards the area of Tsukuba in 1963. The construction of this scientific city was planned to begin in 1965 and to be completed within a decade. In year 1969, the completion of the city was decided to take place in two stages, the first in 1972 and the second in 1977. The bureau of promotion of the City made the strategic plan of the city, and consequently, in 1972 the first working people began to move there. A year later the University of Tsukyba is founded and in 1983 the commercial center of the City begins to operate.

Therefore, the upright development of a French-speaking prefecture, which would border with the bilingual area of Brussels and would open the way through favoring the flow of the congestive population towards the nearby French-speaking areas, appeared to be the salvation for the French-speaking government at the time. It would not be absurd for anyone to dare correlate these two facts, that is the great desire for economic development on behalf of the French-speaking government and the installation of the UCL in a modern "new city", as through this anyone may admire the creativity and the sublimity via processes of participative planning and deliberation, where even parties of controversial interests manage, on common ground, to benefit.

The university, through the necessary processes, such as the absence of public urban-planning service in the municipality of Ottignies, to which geographically belonged, achieved to predominate in the game and to define the urban-planning rules as well as the shape and character this new city would obtain. Finally, the mayor (burgomaster) of Ottignies played the role of investor in this whole process, a role that came to stay for several years.

Nonetheless, as the socio-political conflict in Belgium in relation not only to the use and application of innovative urban- and spatial-planning tools but also to the governmental dimension of the phenomenon is described, the role and contribution of the already decentralized administrational system of Belgium are described as well as parts of the decision-making and – applying process.

2.2. Governance and the decentralized administrational system of Belgium

The difficulty encountered in terms of peaceful symbiosis between the two communities and the constant conflict over the predominance of one of the two have rendered the administrational system, and consequently the spatial-planning and programming system at a high degree decentralized[8]. This decentralization that the Belgian planning system displays is closely related to the City in question as the first contributed to the easy initiative taking and to the legal support of the creation of a "new city", an issue mainly regional and not entirely one of the central administration. The existence not of only different governments for every community but also of funds managed and disbursed directly by the prefectures has constituted a major motive for the realization of the till then "in the papers" initiative on behalf of the UCL management concerning the installation of the university part in pursuit to a "new city".

The history of the Belgian state, as well as the structure of the administration through this, has indirectly contributed to the creation of LLN. Besides, not only the constant competition between the two communities but also the diversity of the population have led to the foundation of an entirely decentralized state administrational system, which was highly supported by both basic communities. The above-mentioned decentralized system created in turn potentials of more powerful local management and invigoration of local opportunities and initiatives. It is also essential to note that basically we can distinguish the existence of three different planning systems[9], inside the precinct of the same country, as well as the existence of different political priorities, which vary according to the prefecture. That is, planning with a "federal character", like the character of the state. The potential that the prefectures can institute regional laws and bodies with the goal of a proper and effective spatial-management and sustainable development has greatly contributed to the creation of LLN. The flexibility and the possibility of examination of the phenomenon from a local point of view as well as the decision-making and the measures-taking at local level have essentially contributed to its development till today.

Thus, the Belgian decentralized administrational system as well as the spatial planning system with a "federal orientation", have contributed to two major axes, first to the creation of favorable conditions in order that the decision making concerning the application of innovative urban-planning and spatial-planning tools is feasible, at a local level, as well as, further, to the development of the City itself.

If we take a more thorough look, we can note that the field of spatial planning was not particularly developed in Belgium during the 1970's. The post-passive behavior of the French-

speaking administration, that is the ex-posteriori action, did not favor the spatial planning and the precaution of phenomena. The role of the state as compound administrator was quite scarce in the past. The example of the new city of LLN is potentially one of the unique examples of compound administration in the French-speaking territory of Belgium and this is mainly due to the role that the UCL has wholly played. A phenomenon that seems to be stimulated by the political and administrational system of Belgium, which through the flexibility of the spatial management and administration at a local level, where it appears to promote private investments even at that level, such as private town-planning and the creation of a compound urban space which has been designed and created in order that it would play the role of a City. (Mertens A., 2002)

3. New cities as an innovative tool of spatial planning and their relation with the education

3.1. Theory, international experience and relation between city and university.

It's a fact that in order for someone to examine the phenomenon of new cities in-depth must look up in the world history of city and urban planning from antiquity till now. This phenomenon does not characterize a specific era, as it was manifested in various periods in the past, temporarily and also with different intensity and form each time.

The "new cities" compose a remarkable part of the whole that has been occasionally studied. Among these, one can identify models that met particular success, or clamorous failure, and also cities of average state that exist till now constituting popular urban environments. Such examples we meet in the world history of urban planning, from antiquity with cities such as Naples and Versailles or even other examples that we meet in modern world history of city and urban planning. (Merlin P, Choay F, 2000)

It is essential for concise other phenomena to be mentioned which prompted or influenced indirectly the creation of "new cities" all over world, regarding the phenomenon of colonization, the revolutions and even the intense mainly economic immigrations. The industrial revolution and the economic crisis that followed in many countries of Europe, exhorted the population to migrate with direct consequence an increase in accommodation needs. Thus, provided that the creation of a "new city" can result from abundance of social and non-social phenomena, we could separate them in subclasses of "new cities" that are differentiated either due to their reasons of creation, or because they differ morphologically, administratively, etc.

Trying to distinguish among bibliographic and empiric reports categories of new cities, it appears that "new cities" are separated initially in contemporary and in older "new cities", and the first are differentiated by the others. The modern "new cities" with which we deal in this paper, are separated therefore in four basic categories: Initially in the new cities that were created beyond urban areas, or in the borders of industrial regions and even on sources of natural resources as the "company towns" in Canada. In France we meet cities that are included in this category as the Mourenx (gaz de Lacq) which is a unique example of medium size city. The second category of new cities deals with capitals that are created in remote areas with regard to large urban areas and that is either a result of internal politics of each state, or a result of defensive strategies for the development of wider regions. Such examples are Washington D.C. that was created in the end of 18th century, Canberra (1920), Brasilia, Islamabad and Abuza in Nigeria. The third category includes the new cities that were created inside the urban environment and the wider region of a metropolis, without seeking necessarily a spatial continuity with the last one. Such examples we have in London with "new towns", and also west of Lyon with the city L' isle d' Abeau. The last category of new cities concerns cities that were created inside the urban environment and the wider region of a metropolis, having a spatial continuity with this. This type of cities aims to structure and to develop the bases over which the future suburbs of metropolis will be developed. Such types of cities have been districts that were developed around large Swedish and Dutch cities. In this category also the new satellite cities of Paris are included. (Merlin P, Choay F, 2000)

The typology of contemporary new cities refers in a series of characteristics regarding the size of the city, the urban sitting elements of urban operations as well as the means of financing. Thus, regarding the **size of** contemporary new cities, their basic characteristic is something that is designated from the beginning and varies from a few thousands of inhabitants (villes minières canadiennes) to roughly a million for certain new capitals or new industrial cities (Norosibink), in very rare however cases. Previously, the ideal size of "garden cities" of Howard varied from 20.000 to 60.000 inhabitants. Characteristic historical is the tendency at the decade of 1965-1975 where new cities in the Netherlands, England, France and Sweden were designed in order to accommodate initially 50.000 and 100.000 habitants and later up to 500.000 inhabitants in some cases.

Basic characteristic of this category of cities is the separation of areas or the so called **zoning**, a distinct for each activity/ operation that can become particularly perceptible from the user. The zoning of residence regions, districts, with the centre and the other operations, is something that represents completely the structured space of the majority of new cities, often intensifies the usual strict and predetermined character of the majority of designed cities.

The **centre** plays a "multifunctional" role as it is usually designed to accommodate the commercial centre, various services and generally administration services, bureaus and leisure activities. (Tsolakaki, 2004)

The history of "new cities" reveals the ways and the means with which they have been occasionally and per case financed, as well as the possible ways of management. The initiative for the creation of a new city emanates mainly from public and also several times from private institutions. The experience from the creation of new cities worldwide has proved that the private sector and specifically the investments from private enterprises, can very well constitute vaulting bar for the creation of a city. Relative examples are the new American communities of '60-'70, as well as various cases of cities which their creation is due to social and no speculative reasons. Such examples we meet also in Greece with the foundation of communities and the construction of buildings for accommodation from the Organisation of Workers Residence. In Europe (Kivenlahti, Finland) and international such initiatives of that organisation appear to be better organised as they are designed in such a way so that they present a relative autonomy and self-sufficiency of services and benefits in general. (Remy I, 2004)

Generally it must be reported that local initiatives are less often met and concern the renovation of post-war districts or even the reformation of regions after natural destructions or wars. Government initiatives are seldom met as the most fundamental example is the case of Great Britain, France, and also examples of cities that were intended for metropolitan centres or capitals as Brasilia and Washington.

The financing of new cities does not follow certain specific mechanisms, but depends mainly on the institution that promotes the city and also the reasons of its creation. Throughout the world, various ways of addressing the financing issue are observed. In the USA financing is mainly private, as the initiative is, while in northern countries of Europe the new cities do not profit often from any type of private resources. The examples of France and Great Britain have demonstrated such legislative regulations that guaranteed the financing of such work. In latter case the resolution of 1946 "New towns act" forecasts the financing of new cities with a certain amount for each year and for 60 years if this is essential. In France the system is similar and new cities profit from advantages as they purchase of social equipment from the state, donations as well as purchase of land from the state with expropriations. (Merlin, Choay 2000)

Belgium has demonstrated ways of financing similar to the French example, and this is proved better by the case of the creation of the LLN. In that case the purchase of land for the construction of city came from the university resources combined with certain legislative alteration, which were made so as to secure government funding.

Regarding the relation of educational activity and new cities the opinions vary and differ. The incorporation of university and its installations and activities in the city was always a subject of discussion and disagreement between local authorities and university. The activities of universities, the population that these assemble as well as the scale economies that they create, have been

examined in-depth as it was essential to find a solution of living together and coexist between city and university. This issue is in many cases subject to discussion till today as each city has its own particular characteristics and cannot easily face the university just as a daily activity, with positive repercussions, which simply accommodates inside its administrative limits.

The disagreement and the difficulty of coexistence of university and city many times have led to the creation of campus, inside of which are created small societies with self-sufficiency of services and benefits for the users of academic activities, and meanwhile are avoided possible conflicts between local society and the academic community. In addition, as it was mentioned earlier in many countries the universities are independent economic organisations and can function as financiers for the creation of new cities that will include as their main activity the university itself.

The world experience proves that while the university usually has positive results in the development of a city this does not become easily perceptible from each local society. The example of Cambridge is representative, where the academic installations are found in the centre of city, while the university has been the basic coordinator of the spatial planning for the wider region till today and consequently has ensured to maintain all installations in the heart of city, where they always were. The creation of 25.000 working places in scientific parks of the university, have contributed to greater growth of the region and in the creation of scale economies. (Merlin P, Choay F, 2000)

The European example from the cross-correlation of university and city is not very optimistic as the revolts of 1968, inside the universities in France constituted bad example and intensified the relations of society and university. The changes in the political system in 1980 allowed the administrative authorities of France to appreciate the contribution of university in a city, in population and in financial terms.

The term "campus" connects partly the university with the activities that support it and also are essential for its operation. "Campus" is particularly known from American examples (Princeton) as USA was the place which gave birth to this institution at the end of 18th century. This institution promotes the removal of academic installations from the city as usually "campuses" tend to be sited regionally of the cities and do not use the central operations of nearest settlements. Campuses aim at the creation of building blocks that combine academic uses, residence and activities, and support the academic community. (Merlin P, Choay F, 2000)

Therefore the American model isolates the university from the city and potentially does not give the opportunity to profit from the scale economies that can be created from the harmonic coexistence of the two. The "campus" institution at its introduction to European countries was changed and differentiated as it had to adapt to the European data. During the '60 the evolution of education in general and universities in particular, has brought along new requirements in buildings and space. These requirements led to the expansion of academic installations outside the centres of European cities that until then was the norm. This in effect introduced the notion of "campus", as the expansions of universities now took place in areas regional to the urban centres. We meet such examples scattered in Europe like in Great Britain with the Greenfield universities such as Lancaster. More integrated "campus" like the American model someone finds in the University of Utrecht or even in Madrid in the astronomic university.

The relation between university and city is an issue that concerns us in order to relate the wider theory and the international experience with the case of LLN. The incorporation of a university in the new city of LLN, appears to be an element of innovation, with regard to the conception, the planning, and the current development of the city. The examples in which the role of university is corresponding with the Belgian example are few and in that plays undeniably role the administrative decentralisation of the Belgian administration system and the nature of the university as an institution. In the following capital, that innovation is analyzed in-depth.

3.2. Louvain- La- Neuve and the innovation in administrative and economic level.

Aim of this part, is not to repeat the already analyzed situation of the city, based on social conditions and political actions. But to appoint as for what the new city of LLN has elements of innovative planning in administration level and economic planning, and also urban composition and is differentiated concerning the new cities based on international experience, as it was analyzed in a previous chapter.

As it was mentioned before, in the case in question, the desirable result was the creation no simply of a campus, for the relocation of university but the programming and planning in urban, architectural, economic, and legal level that would include as main operation and administrator the university. The initial objective of the French- speaking department of UCL was the guarantee of manufacture of academic buildings in a maximum time objective of 15 years for the relocation of 16.000 students from which, the 9.000 will constitute subset of the first permanent population of the "new city". Basic, however condition for this was to be datum of strategic city planning the fact that the academic buildings would not constitute the core of urban web but would frame it, so as the university to exist as basic operation in this new city. The offer should be as a rule to be bigger than the demand, the public investments did not ensure the sufficiency of residences and the attraction of new investors appeared to be essential. (Remy I, Lecreck E, 1998)

The ensuring of funds from the policy for decentralisation that was practised at ' 70-'74 by the Belgian government, was one of the driving forces of City. Through such policies the city was encouraged via economic aids, as the financing of university installations by law have allowed the expansion of universities, contributing with the passing of time in the creation of one economic and geographic tripole of development of Braband Walloon province (Wavre- ottignies- LLN).

The development of the new city of Louvain-la- neuve, while someone would expect to be a sufficient difficult and long-lasting process, was expressed very early, almost immediately after the reconstruction of all essential academic installations and main infrastructures. The creation of the city as well as the decision-making became under pressure conditions and not under long-lasting study and planning, as at least the theory requires, something that always concerned the proper development of City. (Toulkens I, 1998)

The importance of manufactures and investments of large projects in French- speaking mainly Belgium, was always a subject in which actively contributed the private sector (industry, residence, tourism, health etc.). The initiative for the creation of a "new city" or even the creation of a new district should be undeniably an initiative of public institutions. Besides, such type of urban structures and generally initiatives should arise from the wider strategic planning, the long-lasting regional planning policies and the planning of uses that are customary competences of public institutions. Minimal examples of creation of "new cities" exist, where the private sector was called to participate with a decisive role in the creation and consequently in their development, as the private sector refers in a general uncertainty for the spatial planning and the correlation with the common interest. In the case of Vallonias the collaboration between public and private sector appears to be always intense. The French- speaking administration supported the growth by far in the collaboration with the private sector and many times directed the private investments, spatial where it wanted. In the case of LLN the cooperation between public and private sector [3] is intense as the resources appeared to be missing at the construction and were substituted through agreements with private institutions that were called to invest in advance, in order to be feasible the construction of the city.

It is nevertheless meaningful to be mentioned that such types of economic collaborations were not particularly widespread during that time, where in most states the administration was central and centralized. Nevertheless, although in federal Belgium the central government appeared

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[3] The university does not constitute an absolutely private institution, is more like an independent economic organisation. The surname "private" is used more in order to point out its economic independence.

to lose ground that season, the private sector was a great support for the spatial development of French- speaking mainly, Belgium.

More precisely, if we look back and research the economic resources of previous years of university and observing accidentally the economic year of 1993, we will observe that the discovery of these resources was made with similar ways as today. For the whole "enterprise" of LLN the financing by the private sector has the highest percentage with 53,26 %. The financing by state sector, reaches 28% and is mainly the sum of money that was given by the state for the creation of building infrastructure for the installation of academic buildings, as well as a part, is a lending of university with guarantor the state and aims the purchases of land. In this last percentage it can be included also a 7% on the total investment that emanated from government resources and concerned the construction of social equipment, restaurants, hearths etc. At first level, it is deliberate to report that almost 30 years earlier in the Belgian state the contribution of private sector was very intense, in projects of public character.

The UCL used in the framework of finding investors, a not speculative company with the name INESU, as a financial instrument because the government and the academic funds did not suffice. From this collaboration, it emanates a 3% of the amount which was spent for the transaction of work till mid of '90's, which was used mainly for the integration of infrastructure works.

The contribution of private sector is indisputable in the case of LLN, something however that is owed completely to the administration of university and in the discovery of such financing solutions that are referred in the private sector. Nevertheless, the enterprises supported eagerly the university proposals because they distinguished an innovation in university's future plans, which would take dimensions of unprecedented phenomenon with positive results in future, for the country and they would have forecast it.

The contribution of private sector is located in two levels, basically in the initial financing of City in order to be feasible the creation, and also the continuous financing so as to be a live productive organism.

The private institutions that participated in this financing were and are, either construction companies, or enterprises that invested and have installed in the technological parks (e.g. Shell, Sopartec), enterprises that invested in City itself (e.g. UGS cinemas, Wilhelm & Co) and also public institutions like IBW and the near local authorities. The under study city it can be compared with a very well organised enterprise, in which the stakeholders are public and local institutions, and small and medium- sized enterprises that profit from the development of LLN, either by the economic attribution of their investments, or by the prestige and the publicity of City.

The finding out investors was always a question of vital importance for the City, something that required an a priori solution. The investors in the beginning convinced from the future work of university supported economically the City, the creation of which was almost unique, for that specific era it was a salvation solution for the Vallonic economy. Nevertheless, is remarkable the contribution of private sector in construction works and in the creation of such building infrastructures in the city, such that the reserves are more than the demand and the university can speak for the reconstruction of a "new city" and not of a Campus and to be an attractive location for permanent residence and not simply an assembly of academic installations.

As it was mentioned in the previous chapters the university's requirements for the planned project could not be covered exclusively from public financing and its own resources. The convenience of penetration of private sector in construction and in the management of such a big project, which results concerned an entire region, can potentially be justified from the history and the tradition of the French- speaking community. Observing someone the behaviour regarding planning and programming of spatial issues, can see that these two communities of Belgium follow absolutely opposite behaviours. The post-passif character of French- speaking community and the pro-actif, meaning a prudent character, the French- speakerss exhibit a perfectly different behaviour besides the abundance of common roots. This relation between the personality of a population and the system of spatial planning is very important in this case, as the Flamand-

speaking community has a greater perception of public goods and space as well as and of the importance that has for Vallonia.

Today, the resources are not that limited as during the first decade of reconstruction of City. The City undeniably has invested the money that the private sector has contributed, which have attributed such economic profits so as that are constantly invested and maintain certain financing resources continuously active. E.g. the thirty years ago lending project for the construction of certain student residences has been settled and attributes continuously nowadays an income in university and City.

However, nevertheless the administration of the City has developmental aspirations and the fundamental aim of its strategic planning was always to continue the improvement of environment and conditions, consequently the financing needs are growing. The university has also given solution in this lack of resources of its contemporary requirements. The solution concerns in making a service which deals with finding out resources mainly from the private sector. The "Louvaine" Institution, which foundation was considered necessary in 1999, is an organisation that its role is to continuously seek and ensure resources and funds from any source that they can be disposed, for the expansion and maintenance of City and for the creation for buildings for young persons and not for infrastructures and installations. Its contribution to city's development can be proved from the collection of 25.000.000 € during its just five-year operation, a part of which has already been invested.

The administrative structure that the city presents today is the result of constant study and reviewing of administrative model that from the beginning the university has appointed. The diversity of investors, that participated and still participate in the project, has created the need for the creation and activation of series of institutions that would manage the various issues. Their competences are totally separated in such degree that is not essential the classification between them.

Important is that while the LLN is included in the municipality of Ottignies-LLN and someone would wait its administration to be executed by the wider local self-government, while on the contrary is observed the phenomenon of self-government of region by university. The administration of LLN predominates that of municipal area of OLLN and often this appears to be one paradox that puzzles the student, for the nature and the quantity of competences that a private institution can have in the Belgian state. (Remy I, Lecreck Et, 1998)

The University here as owner of land appears to have undertaken an important work, to reciprocate to the state with every mean the added value of land that were granted to the university during the period of relocation in the French- speaking region. Taking into consideration the above view, the UCL wants to be and to remain even for today the owner of City. In the administration sector of city of OLLN, there is a higher administrative authority which is composed of members that come from the university and also from permanent residents of community of Ottignies. Nevertheless, LLN has its own higher administrative authority which is directed, till today at least, by the university. Meaning that the administration of City can be connected with the administration of University, as the tradition reveals UCL as its creator and is expected the correlation between the two, even in the administrative sector.

The City management becomes almost exclusively from UCL as the owner of grounds, as mentioned before, has the responsibility of their proper exploitation and consequently and of their proper management. Even though, the legal tools are not so flexible as far as to allow to a private institution, as UCL, to take such important decisions that concern a town and as well the public welfare, the university having the means, has accomplished firstly to find the suitable legal path that allows it every essential reform or intervention in the space. Secondly due to the already developed network of relations and its reliability as academic institution, it has the virtue to be faced by the Belgian state not as a private institution, but as an institution that aims in the optimisation of quality of life, urban environment and that tries to prove through its work, the importance of knowledge and research.

Thus, the university's administration is separated in a number of institutions or services that have precise competences and responsibilities and are of equal importance. Very important

role between these services play two departments which have contributed particularly in the development of City. (Remy I, Lecreck Et, 1997)

One of which, deals with urban issues and aims at the proper dispatching of works in the borders of City, the infrastructures and the general effort to be achieved the targeted quality of life, according to the strategic planning.

The creation of a service for the promotion and publicity of City, resulted from the zeal of university to create a new but simultaneously normal/ traditional city, such dynamic so as that can itself profit for its role as a driving force. The bureau of promotion and publicity has undertaken to discover and to promote this challenges that form LLN particularly attractive and unique for its benefits and the increased quality of life. This service, which functions till today, does not represent an urban plan that aims at the attraction of customers, but plays an energetic role with regard to discovering investors, simply by placing the viability and the advantages of academic life as a challenge of investment.

The last one has played, according to the modern data of traditional administration of cities, the role of an organisation that advertises in the wider public the place marketing, aiming mainly at its economic development. Thus, the role of City in regional life becomes continuously more and more important provided that the university makes sure to continuously promote the positive elements of the wider space in which it is entertained.

It is equally important to be mentioned how important is the role of university research, which attends to study constantly the space, the phenomena that evolve there, the future development of City with the collaboration with the urban issues service in order to frame the viable and sustainable development of City. The research does not depend in regional tools of planning, like the special spatial plans (Plan Particulier d' Amenagement)[4] but in its own more flexible tools. Besides, the special spatial plans require time-consuming and complicated processes in order to be drawn up. That opposes the planning and management of a "new city", that requires flexibility and constant review of space and not consolidated uses and forms of space.

3.3. Innovative planning process in the City-level

The proposal, who was studied in-depth long before it came in the surface and became a fact, considering that the schism of the Catholic University of Louvain was expected to happen, because of the social and political disturbances of that time but however not, with the dramatic dimension that took in 1968. The proposal of the administration of the University therefore becomes reality and in 1972 begins the processes of its relocation, with a first completion in 1980 and a half long-lasting objective of enlargement, which became true in 2000. Today the age of City is about 33 years and has developed a particularly innovative administrational system as well as one of resources management , as well as a peculiar urban structure that is that is not often met while studding other new cities.

The city of Louvain-la-neuve is situated in the region of Wallonie, which is the French-speaking region, having as official name Ottignies - Louvain-la-neuve. Being in the nearest province of Brussels (Braband Walloon), the city is situated in a valley of 900 hectares, who in her centre presents a cavity. This is a morphological characteristic of the area that contributed considerably in the urban planning of the City.

The LLN was planned aiming at obtaining 30.000 residents in 1980 while a fundamental objective of the plan was the better possible quality of life of the city. Thus its population today is roughly 28.000 permanent residents, the distribution of the population represents a modern small-sized new city. The segregation of all residence areas, all neighborhoods (quartier), with the centre of the city and all other operations, is represents completely the totally structured space of LLN, and often intensifies its strict and predetermined usually character , which is been encountered in

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[4] The special spatial plans in Belgium concern in the specialisation of a wider plan for a part of the city

the majority of planned new cities. In this study case even if all ground uses are allowed in its entirety in each region of city. At the same time the regulation and construction of all infrastructures made from the beginning are planned in such a way that intensifies the sense of zoning at tha length of the urban area of the city.

In LLN the city-centre has a multifunctional role but at the same time it entertains an activity which is not often met in the center of cities and especially new-cities, and which differentiates LLN considerably from the wider category. The education/university therefore, that it refers in the reasons of creation of the City, constitutes an activity which is found diffuse in the all urban web with a small intensity in his centre. The university facilities in modern new cities are usually situated away from the urban area and the city-center and tend not to follow the model of certain traditional cities where universities are situated in the centre of the city. The case study city is differentiated in this point while initial objective of planning was to combine the traditional form of the city by which it was expelled (Leuven), where university facilities where met in the city-center.

The geographic characteristics of the greater area have shaped the orientation of the urban drawing of the city and the spatial model that was finally adopted while kept some of from Gruen's proposal, elements, as the adoption of a ring road, the access in the city through an underground-mean of transport but also the innovative centre of the city that is situated roughly 7-8 meters above the ground level, or differently three floors above. All urban human activities of the city-centre take hand on an enormously cementitious plate (dalle) that run through the center, as at the model city of Leonardo da Vinci, who constitutes an area which is not allowed but pedestrians and bicycles mov ing.

Related with the educational activity is the creation of 25.000 working posts in the scientific parks of the university itself, which have contributed in the wider growth of the hole region and in the creation of scale economies.(Merlin P, Choay F, 2000) More generally it emerges that the European mentality supports the cross-correlation of urban growth with the existence of the University. Other similar European case studies in which the creation of the city is directly related to university facilities, except the case of LLN, we meet in the city of Lille- Est, in France (Villineuve d' Ascq), who henceforth is situated between two campuses Annappes and Flers, near Lille.

The urban plan of the City as it will be also analyzed by the strategic plan of LLN, it presents a particular peculiarity and multiplicity. The city is constituted by the centre and four neighborhoods (quartiers), the forestall area, a small rural area, the lake, the athletic centre and the technological parks (cf. annex). The City-center is constituted exclusively by a network of pedestrian ways, which allows its exclusive use from pedestrians and bicycles. This is achieved while all activities hand, as it was already analysed, on a cementitious plate which runs through the city-center and creates an underground space for the movement of vehicles, the train while creating at the same time two "underground" floors of parking spaces.

The access to the city-centre is underground using the train which comes into the dale and leads to the central point of the city, under the levels of parking and the city-floor. The access through the road network using city's ring road that runs through its perimeter the City and leads to other secondary roads linking each neighborhood-center. In the surface of the City, a main pedestrian-ways network links the local centers of each district with the main centre, a secondary one links the latter with all academic buildings and facilities, the sports center, public services, the lake and every communal space. The university buildings are scattered in the urban area with a small concentration in two specific districts (quartier) and the main center of the city. They are linked in such a way which creates a diagonal axis on which are found all academic activities. The nearest to the center districts, are mainly student areas while all the rest entertain mainly permanent population.

The main objective of the plan while being syntaxed and the main objective of university's administration was the creation of a small-sized urban area that would maintain the values of a traditional city and that would be adapted in the current needs of the local society. A City where the main reason of being would be to create an urban space that would surround the university of

UCL. The functionalism and the respect of the human scale but also the diversity of social space constituted the two basic principles that are analyzed below.(Laconte P, 2003)

Their nine basic principles of the city's plan that constituted the base of its development even today reflect the standards of the city. The respect of the human scale plays a fundamental role while the university is considered as the motivation force of the city and consequently decides about its future. Basic objective from the beginning constituted the creation of such conditions so that the social differentiation would not constitute a characteristic of the city. At the same time all available data would be observed in order to led the city in the development of a traditional one.(Mertens A, 2002)

The major point of the idea in the urban level of planning, concerned the creation of a city for pedestrians and consequently e all circulatory regulations and each segregation of economic and other activity aims in this. It is even today considered that the City should be adaptable in each circumstances in order to be viable. The development of the greater space should continue to be linked to the strategic plan of the city and constitute a determined urban unit somewhere in the countryside space while proportionally developing each activity and operation to any other, and to the demographic evolution of the greater.

The idea of city for pedestrians placed certain restrictions in the planning-team, from the beginning. In an extent of 900 hectares a city for pedestrian could be extended than in a smaller surface. The biggest beam that had been determined as ideal for the daily displacement of a pedestrian, was one kilometer from the centre of City and consequently the surface of the structured space was finally determined in 300 hectares.

The discrimination of economic activities and ground uses and the structure of space follows certain special givens. All activities are scattered in the urban network without particular restrictions and this constitutes one of the initial objectives of the administration of UCL. provided that the majority of all facilities and buildings were constructed from the beginning, their use as well as ground utilisation depends on their shape, form internal and external. Consequently the restrictions that are not reported somewhere strictly have been placed from the beginning because of the city's development following a very studied urban plan that has already studied and localised almost every desirable and possible activity. Thus the city is separated in six urban units/districts no one from which does not have exclusive use.

One of the primary objectives of the University that was considerably strengthened with the facts of '68, was to be accessible for all social categories, as the students traditionally, are deprived of financial resources and the terminus was to be possible for them to survive and live in such an urban environment. Consequently the high cost of the construction of infrastructures that will contribute into the high quality of life, it should not constitute an investment whom the amortization would be made from the students. The challenge of an ideal environment potentially aimed in the attraction of the population in order to economically support the city as it was drawn to be shaped in the future. (Mertens A, 2002) Solutions should also be given in problems that emanate [from the concentration of many students. Something this also requires sufficient space of parking for daily displacements but also implements many incompatible activities, which create noise-pollution ect.

The reduction of the residences construction without meaning the demotion of their quality, led the planning team to study all possible factors as the materials etc, that would contribute in this. The review of such subjects as it was mentioned before it appears to have resulted into something as it constituted the beginning of the conception of many innovative ideas that would result in the construction of qualitative cheap residence.

The cutting into small plots of the ground as well as the use of more precise qualitative materials but also the common-wall way of constructing in almost all buildings has created a new type of residence, low cost but capable to provide the desirable comfort in low price. The adoption of this new type of residence is reported because it is considered to have played a social role in the development as well as in the economic growth of LLN. It has attracted initially this part of the population what was interested for a qualitative cheap residence while as the same time has driven back this recognition. During all these years since the creation of LLN, the market laws, offer and

demand have formed a different social stratification and ended up in the coexistence of populations of all social layers. (Mertens A, 2002)

It would be supposed somewhere in the lines of this paper to add a basic principle which was applied from the beginning of works concerns the obligation of the University toward the province but also the entire region, as it owes to actively contribute in their economic growth and development. The pre-analysed opinion constituted an obligation of the University but also a bet between the later and itself and no official engagement with some institution or any administration department of the French-speaking region. Point of particular importance was also the objective of the university to be established no only as a regional university, but as a University of international scale.

Residence areas are mainly the four districts as well as the center. The buildings are separated in three types: in the student residences that are, in the residences made for permanent residents (detached houses or houses with two apartments) and in block of flats . If an individual decides to invest in the City then he owes to follow the local code of property at which the ground can be engaged for 99 years and afterwards will descend at the University, even if it has been built. The construction of each type of building owes to follow the urban rules which are extremely restrictive imposing to the investors to choose between the acceptable types of building and materials from a special variety, depending on the region in which the building is to be constructed.

It is essential to be reported the basic architectural measures taken at the planning of city concerned the engagement of different architects for the creation of buildings, in order to achieve a diverse urban environment, which however moves in certain concrete axes. Concretely each architectural office could claim the construction of just one building, or a group of residences.(Laconte P, 2003)

Commercial activity is found everywhere in the city but is quite limited. Each district constitutes an urban unit and has a small local center with some commercial uses. The uses of trade are proportional with the population and are altered depending on its change. In the districts where a bigger permanent population habits it is allowed for example to exist more than one food-shops. The centre of the city of course assembles most of the commercial uses, limited however with regard to its size, often having a monopolistic character. Characteristic example constitutes the existence of a well known super market where the prices of products are differentiated perceptibly comparing to the same products bought in a market with no monopolistic character.

Leisure-activities existence is limited. The leisure centers in the city center are very few since the official urban plan underlines that leisure should be provided by student unions and their daily events.

The recent investment for the construction of a complex cinema facilitates the leisure opportunities. It is operating since 2002 and it is part of a wider framework seeking to extend the commercial land use in accordance with the population growth. Moreover the framework aims to promote relevant land uses in order to appeal to the population of the wider urban region.   Those investments referring to the contemporary type of suburbs of the mega-cities, can be related with the implementation of policies which seek to promote LLN from a student-town to a powerful urban centre of the region. The power of the city will be based on the provision of high quality services to the citizens and visitors, and not on the size of the city.

Cultural and leisure activities which are located on different parts of the urban grid, are equivalent to a bigger population than LLN's. The sports centre, located on the north-western part of the city, provides a vast variety of sports. The entrance to the sporting facilities is permitted with the payment of a relatively low fee which is considered mostly a kind of social policy (accessible to everyone and high quality facilities).

The educational facilities/universities ect. are scattered all over the city and the university is located within the urban grid, creating sometimes big closed but open-air spaces between the buildings. School infrastructures are mostly peripheral of each district. The majority of those districts are characterized by high percentage of permanent residence (families mostly, not students).

Social services are usually incorporated within the administration buildings of the university, since most of them are provided by the university. These facilities are located mostly in the city centre in focal and accessible points. However, some of them can be traced in local centers of the districts. It is almost impossible to find buildings which are solely used The technology parks have been created and are administered by the university. They represent an inextricable part of the strategic and urban planning. Moreover, they are located on the urban fringe and cover an area of 170- 223 hectares. It is also the place where high-tech corporations set their headquarters. The investments on technology parks are almost €335 millions, while the corporations (over 100 in total) employ almost 4200 employees. The significance of the technology parks lies on the fact that: It provides an opportunity for the university to effectively develop and implement the academic research and it provides an opportunity for the corporations to benefit from the aforementioned collaboration.

In addition technology parks represent an attractive land for settlement due to the potential concentration economies that might be developed as well as the credibility which is created by the presence of the university (Barre Ph, 2003).

The infrastructures within the city have been created in order to serve the permanent residents, since (as it was mentioned earlier) there is substantial difference between the population of the city during the day and during the night. The city's infrastructure are of high quality as well as the telephone, water and power networks which spread all over the city. Furthermore, internet infrastructures are provided with cable technology in every building as well as a central network of gas and hot water. Every building is equipped with infrastructures able to follow every new technology.

The sewage system is divided to the one collecting the households' απόνερα and the rain and to the one collecting the waste. The first one, in collaboration with the biological purification, provides water to the city's artificial lake. The creation of the lake reflects the efforts of the urban governance and the collaborative planning, since the funds for the compilation of the projects have been gathered by the effective collaboration of each participant.

The sanitary burial site is situated closely to the city and serves not only the wider region of LLN but the region of Brussels as well (almost 2.500.000 inhabitants). Nonetheless, there are buildings in the city centre which operate as waste disposal nodes until their transfer to the sanitary burial site of Mont-Saint-Guibert. The road network covers most of the city's surface despite the prohibition of cars in central districts except from their underground movement. In order to get in the city-level visitors and residence use escalators and elevators from all underground floors (parking, train station, railway, road network)

The railway network connects the city with the city of Ottignies. The latter's station is considered to be nodal as it is the crossroad of the routes to Luxemburg, Leuven, Charleroi and Brussels. The line has been developed after a proposal of the city's administration with the financial aid of the government and the organisation of Belgian railways (SNCB). (Laconte P, 2003)

The significance of the train station has generated great demand for residence as well as other activities in the surrounding area, as it is regarded as the most accessible in terms of public transportation. This fact represents the influence of the society in the development of the city, which can be determined according to the residents' tensions. The biggest and probably the last investment that will take place in LLN is located in the area around the station.

Some of the innovative points of LLN 's model, concern its administration and its case, consist advantages about the city-marketing while at the same time may consist disadvantages in other fields. Some of them are: the unique atmosphere of the city, the homogeneity between the built and the physical environment, the possibility of combining activities and land uses, which guarantee the element of "quality" in everyday life, decent administration of the city and provision of high quality services. The relation between the University and city's administration, the "right of way" of pedestrians in every part of the city, the green spaces which are asymmetrically scattered, the artificial lake which is supplied by the city's biological. The model's function in such a way, as to promote the city as an ideal place for living, combing the virtues of the country and the proximity to the capital city, are also innovative.

The city's strategic plan (1970) proposed the implementation of two big projects, during the last stage of the plan (1995-2000), which were considered to be essential according to projections regarding the city's development as well as the population increase. Those two massive investments, which are nowadays under construction, are partly results of the strategic plan and partly results of the constant study of space, the research over population needs etc.

The future works concern an extra extension of the city's "dalle", creating at the same time a new pedestrian's way, which will link the two main scares of the center, creating a shortcut and extra parking spaces in the underground The second project is a shopping centre covering 4.6 hectares, equal to 100000 m², which is an investment of almost €150.000.000. The first project is under the state of gradual completion, while the second is under construction. More than 5.000.000 clients per year are envisaged to visit the shopping centre. This figure reveals that the visiting expectations include people from all over the region, the province and the greater Brussels area. The shopping centre will also include offices and residences. The commercial use will cover 25.000 m² in an open-air closed space.(www.ucl.ac.be)

The investment is implemented by the private sector and specifically from the construction company Wilhelm & Co. The group of urban planning studies and promotion of the university expects that this project will convert LLN from a student-city to a regional centre while the management of works will be done by some private enterprises. The construction of Gharlemagne Road, which is the last "urban planning" project, signals the completion of the city centre's construction. Gharlemagne Road will include 5.000 m² of office and residence space, while the commercial use will cover 7.000 m² and will take place on the new network of pedestrian ways.

Those projects will contribute in the increase of car-parking spaces (from 3.306 to 5.607) some of which are reserved for the UCL members, others are for subscribers and permanent residents of the city and others are free of charge. (www.ahlln.be)

Despite the fact that the decision for the implementation of those two projects has been taken in 1989 and their completion has been dated in 1996, it will delay for nine years. The companies to be settled on the site have already reached an agreement and paid in order to ensure their space. Some of them are H&M, η Zaras, η Fnac, η Delhaize etc

Conclusions

Through the analysis of the latter chapters, major point was to reveal the relation of ethno-political conflicts and the governance processes. The governance comprehended as a complex process of social transaction, management and achievement of balance it produced a innovative planning result, which took the form of a new city. The latter has as core the university of Louvain –La – Neuve, the French-speaking part of the well known University of Leuven, that still remains at the historical area of the medieval catholic university of Louvain.

Thus, in a first level the background of this escalated crisis/conflict that revealed social, national and political aspects of rupture between the Flemish population and the Wallon population, it also showed the administrative readiness of University's mostly French-speaking leaders to incorporate in territorial level (Wallonie) the developmental dynamics of their institution. At the same time they used as a base some international models (Japan, America, American architect) and created an interdisciplinary team of study and work (architect, urban-spatial planners, sociologist economist ect.). The success of this consultation / transaction happened basically due to the decentralized administrative system of Belgium that allocated the experience of governing in the level of spatial planning, economic development and urban planning, while also governing in the local level.

In a secondary level, we elected via theory and international experience, that this New City constitutes an innovative example compared to other similar new cities that were developed around the localization of an economical activity. This happens because the educational process was activated creating developmental dynamics, in the city itself and (academic institutions,

commercial centers, recreation park, multiplex) and in it's peripheral zone (technological parks, research innovation etc.). The cooperation of private and public sector using the University as the governance and coordination, resulted in an effective fast development of the city , as an urban space and an economic institution.

Concerning innovation in the city-level, the planning practice imposed the respect of the human scale, the objective of the less possible social differentiation, the pedestrian movement and lead of the public space.

The creation of a "new city" as emerges from the case-study, requires the continuous review of space and the adoption of such strategic objectives so that it accomplishes with artificial means to approach the traditional model of city that is mainly created by economical activity, the requirements and needs of the society. The abandonment of the continuous study of space does not appear to be feasible in the case in question, because of opposite ground uses and the different population that co-exist. They seem to peacefully live together under the terms and the rules that place and maintain the University. It appears that the basic result is the necessity of continuous study and improvement of conditions of life and ITS environment.

Most important however will be for the future the continuation of urban governing after the planning of the city (new suburbs above the lake,) and its growth and development (cinemas, commercial road Charlemagne, commercial centre L' Esplanade).

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ANNEXE

Picture 1 : The valley before the construction of the city,   Deprez B, 2000

Picture 2 : The city of Louvain-La-neuve during '90,   Deprez B, 2000

Picture 3 : The three regions of Belgium and the location of Louvain-la-neuve.

	1978	1985	1996	1997	1998	1999	2000	2001	2002	2003
Braband Walloon	274878	297547	339062	341565	344508	347423	349884	352018	355207	358012
Ottignies-LLN	15000	20385	25623	25834	26202	26974	27380	27703	28372	28678

City's The increasement in population of the city Ottignies-LLN, 1978-2003

The increasement in population				
	1978-2003	1985-2003	1997-2003	2002 -2003
Braband Walloon	23,22%	16,89%	4,59%	0.78%
Ottignies- LLN	82,65%	40,68%	9,91%	1,08%
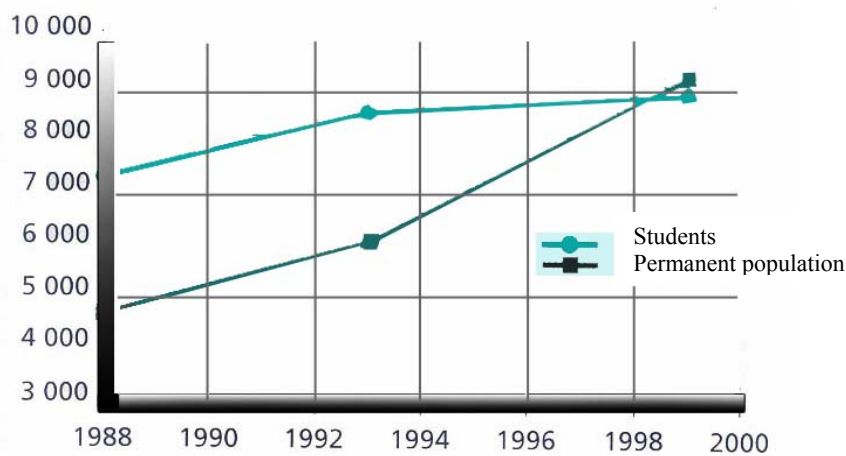
The incresment in the population of LLN, and the comparison between permanent population and students,1988-1998.», Eggerickx T, Poulain M, Albarello Luc, Hesse Ch, 1999
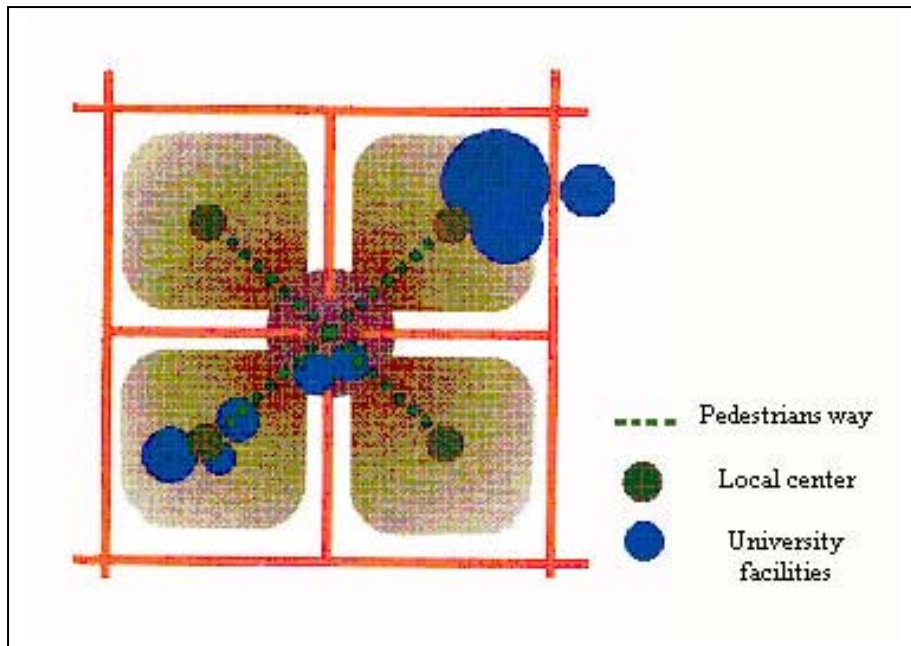
Picture 4: The diagram of the city, Deprez B, 2000
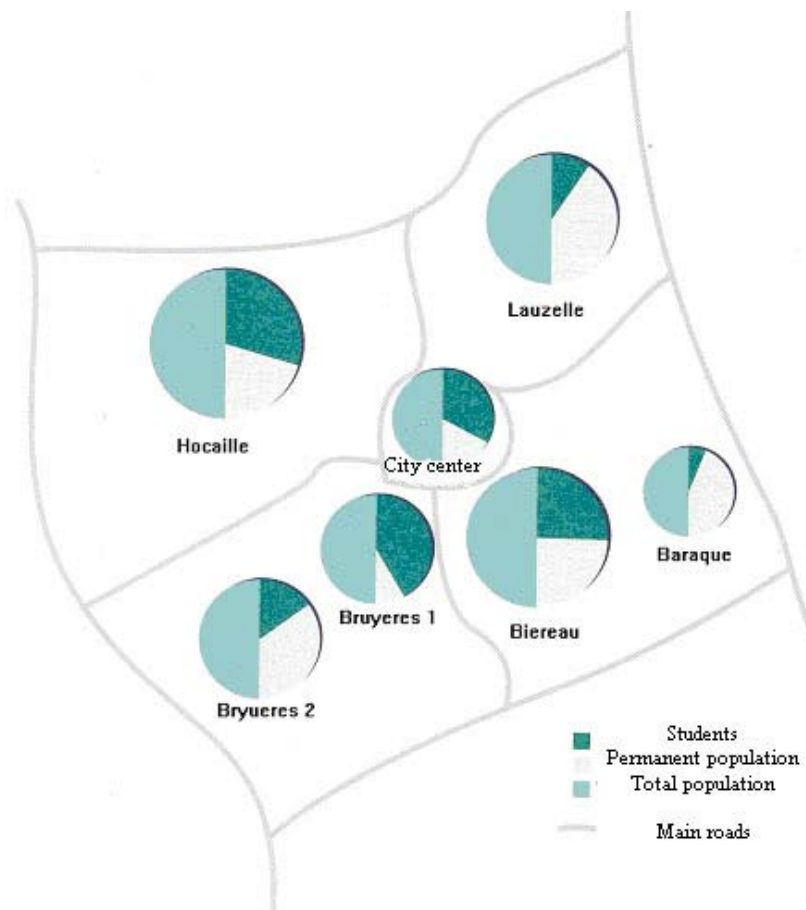
Picture 5 : The population of each district, Eggerickx T, Poulain M, Albarello L, Hesse CH, 1999

Picture 6 : The lake , Deprez B, 2000

Picture 7,8 : The parking levels, the escalators, in the city-center, Deprez B, 2000