

Summary

The constant decrease in land availability is leading to many forms of innovation to regulate land use. Land acquisitions by public interest groups have for several years been heralded as a societal response to public land policies considered inappropriate or ineffective. This PhD dissertation aims to understand the interactions between public interest groups and land regulatory regimes in western countries. Inspired from the regulatory intermediaries theory of Abbott and al. (2017), our problematic ask whether public interest groups act as regulatory intermediaries through land acquisition, within western countries land regulatory regimes.

Based on a mixed-method research design, this work will be constructed through two sections. Firstly, it will propose to constitute a theoretical model, compose from the regulatory intermediary theory and explore through a multiple case study. The case studies will be selected from the three following countries: Switzerland, France and the United States. The unit of analysis will be a land acquisition project by public interest groups at the respective cantonal, regional or state level.

Then, the second phase will consist of generalizing and testing this theoretical model. The objective will therefore be to comprehend what factors, within western countries, might lead to the institutionalization of land acquisition by public interest groups as an intermediary regulatory tool. A qualitative comparative analysis will be accordingly mobilized.

Finally, the principal ambition of this PhD dissertation will be to contribute to the academic literature on regulation theories, to bring innovative empirical data on land regulatory regimes but also to propose a practical solution to public authorities and public interest groups to resolve land-use conflict.