

only 2.6% of the land). In this type, diminishing inequality means there are fewer small farms. There is a steady process of the consolidation of land holdings making that land of retiring farmers goes for a large part to existing farms and not to new farmers. These regions show a relatively large number of medium-sized farms that have been part of the process of scale enlargement and land consolidation of the last decades without moving towards a dual structure of many small land holders and a few megafarms. So, there seems to be more common ground in the farming population without providing much possibilities for new generations to access the land.

In the German regions of Sachsen, Thüringen and Brandenburg a large share, except for one region (Nordsachsen: 46%) it is all in the range between 56% and 66% of land is owned by legal persons. In many of the 'new' federal states in Germany (the East of Germany), there is a large presence of shareholders from outside the region (Tietz, 2017; Laschewski *et al.*, 2019) (5.2.2.1).

5.2.2.1 Ownership of shareholder outside the region in the East of Germany

In Germany, as in some other Member States, such as in France, there are regulations that overview transactions of farmland. The regulations in Germany do not restrict the transfer of shares of a farmland-owning company. Tietz (2017) has studied the owners of these shares and in particular investigates whether these owners have been active in more than one region and across sectors. So, he has studied whether the shareholders also invest in shares outside farming in other regions. He has done so by studying 10 case study regions in the East-German federal states of Mecklenburg-Vorpommern (Mecklenburgische Seenplatte and Vorpommern-Rügen), Sachsen-Anhalt (Anhalt-Bitterfeld and Stendal), Thüringen (Schmalkalden-Meiningen and Sömmerda), Sachsen (Bautzen and Nordsachsen) and Brandenburg (Märkisch-Oderland and Teltow-Fläming) (Tietz, 2017). Especially in Mecklenburg-Vorpommern many (41%) of the majority owners (controlling 34% of the land in these shareholders farms) are active in more than one region. Many of these companies (about 1/5 of the companies who also hold about 1/5 of the land hold by all shareholders farms) are controlled by shareholders that also hold shares in companies outside agriculture (Tietz, 2017). So, owning shares in a farm seems to be a kind of investment asset fitting in a diversified investment portfolio. Transactions of family farms, owned by natural persons, are observed and restricted by the Land parcel transaction law ('*Grundstücksverkehrsgesetz*'), these transactions are not. So, in a comparative way, the current legal structure support shareholders transactions (no control) compared to family farm transactions (control). The current law is losing its meaning (Tietz, 2018). Many rules and farm statistics are made based with the family farm as 'predominant organisational model in agricultural production' (Laschewski *et al.*, 2019, 3) in mind. However, in the East of Germany 'new organisational realities' (Laschewski *et al.*, 2019, 15) are developing that can cherry pick in the regulations and are so stimulated by current policies. The development makes that the link between farming and local policies is lost (Laschewski and Tietz, 2019). Farmers lose their position as local actors, which may result in a fragmentation of rural policies, which is likely not to be beneficial for rural regeneration.

In **Conclusion**, this type of region shows a large variety in ages of the population, but has a relative low land price in common. In many cases not the new generations, but stronger

economic players, use this as an opportunity to gather land. Small farms are disappearing and free coming land is used to enlarge existing farms. This happens without creating a dichotomy between a few large farms and many smaller farms but it is a development that concerns the whole farming sector.

5.2.3 Rural - Close to the city—mountainous—High QoG—All DP/Rent (RC-M-H-A)

RC-M-H-A (Rural - Close to the city—mountains > 50% of area—High QoG (>0.524)—All DP/Rent)
 AT121 Mostviertel-Eisenwurzen; AT123 Sankt Pölten; AT213 Unterkärnten; AT225 West- und Südsteiermark; AT313 Mühlviertel; AT314 Steyr-Kirchdorf; AT315 Traunviertel; AT331 Außerfern; AT335 Tiroler Unterland; AT341 Bludenz-Bregenzer Wald; DE12A Calw; DE12C Freudenstadt; DE24A Kronach; DE71B Odenwaldkreis; DE737 Werra-Meißner-Kreis; DEB15 Birkenfeld; DEB1C Cochem-Zell; DEB22 Bernkastel-Wittlich; DEGOE Hildburghausen; DEGOF IIm-Kreis; DEGOH Sonneberg; DEGOP Wartburgkreis; FRK22 Ardèche; FRK23 Drôme; UKL12 Gwynedd; UKL24 Powys

Box 10 RC-M-H-A (Rural - Close to the city—mountains > 50% of area—High QoG (>0.524)—All DP/Rent

This type can be found in Austria (10 regions), Germany (12 regions), France (2 regions) and 2 regions in Wales (UK) (Box 10). Most (18 out of 26) of these regions still have population growth. Land prices are very divergent. Prices in the most expensive regions, often located in Austria are more than 10 times as high as in the French region in which land prices are only € 4,400 a hectare. The German regions located in the centre of Germany (between Pfalz and Thüringen) have also relative low prices. The regions in South Germany and the UK have higher prices. As also can be found in other regions of high QoG, the regions that have a high percentage of land owned by natural persons tend to have higher land prices, than areas in which legal persons own a considerable amount of the land. Only the French regions show a combination of a considerable share of legal persons owning the length and a considerable growth of this percentage since 2005. In Austria, the smallest farm sizes can be found, in the UK and, especially Thüringen (DE), the largest. The large once in Thüringen is part of a general movement of investment behaviour in agricultural holdings in the East of Germany (Tietz, 2017).

In the regions in Steiermark, Nieder-Österreich (AT) and France the share of land held by farmers under 40 years of age is more than 25%. In the UK regions this is just above 5%. So, there is a large difference in the generational transfer of agricultural practices. In the regions share of land held by young farmers they tend to have relatively large farms as their percentage in holdings is always a little less than their share of the land. The share of females in the land holdings of farmers below 40 is in France below 8%. In the Austrian regions it is less low, with 15% to 28%. In equality in landholdings is in 2/3 of the regions less than the EU average and in 1/3 on or slightly above average. In 24 of 28 regions there is less inequality than in 2005.

The two French regions (Drôme and Ardèche) are good for 66% of all urban residential sprawl in these 28 regions measured by the EEA land cover statistics. Sprawl of economic sites and infrastructure happens is also in other regions and has been overall about 3.8 times as large as urban sprawl. Here Drôme is also the area witnessing the largest sprawl. Second and third are here the Austrian regions of Tiroler Unterland and Unterkarnten. All in all, it can be