

Territorial Development: Literature Review

Mounya Tomas¹, Hamid Aitlemqeddem²

¹(IbnTofail University-ENCG Kenitra, Morocco ;)

²(IbnTofail University-ENCG Kenitra, Morocco ;)

Corresponding Author: Mounya Tomas

Abstract: Today, many countries are interested in the territorial issues and more particularly in territorial development and the conditions necessary for its implementation.

The objective of this article is to present a review of the literature related to the territorial development: It is a question of highlighting the different approaches, conceptions, theories, contexts and contributions made in previous researches and empirical studies in order to propose our own model of the state of the art. The aim is therefore to identify the relationships between ideas and practices and to better understand the empirical realities.

Keywords: Territory, strategy, Territorial development, actors.

Date of Submission: 08-12-2018

Date of acceptance: 23-12-2018

I. Introduction

Today, the territorial dimension has become a major issue for several countries. To this end, decision-makers and actors of local dynamics are interested in different forms of practice and more particularly in territorial development that seeks to increase the competitiveness of territories through collective strategies involving actors.

Therefore, we thought it important to define the meaning, the implications as well as shed light on the theories that are related to this concept thus constituting our field of study.

For this purpose, the aim of this article is to present a summary of the literature review on territorial development in order to analyze the problematic of the study which is formulated as follows: Up to what level can the role of territorial actors it promote the development of the territory?

In order to answer this problem, we will adopt the exploratory method. The methodological approach then moves towards a documentary search while using the various published journals and the main works, theses, communications, and research reports on the subject.

For this, we present in a first point a conceptual framework. Then, we expose in a second point the role and the importance of the actors in the development of the territory. Then we analyze his different theories. Finally we have dedicated the last point to present a global synthesis.

II. Material And Methods

Taking into account the objectives of this study, we opt for a qualitative approach in order to collect the information and build the data necessary to constitute elements of answer for our problem. However, the methodology of this study is based on the exploratory approach which aims to collect the necessary information. It is a question of presenting a theoretical review relative to the territorial development in order to highlight the different approaches, the conceptions, the theories.

III. Result

3.1. Emergence and principle of definition of territorial development

Traditionally, the term development, with François Perroux, refers to all the structural changes that accompany growth: the transformation of demographic, economic and social structures (Maric M, 2001). Economic design sees development¹ as a process of production. According to G. Rist, for example, development

¹It is important to note that development is more than growth. Development, beyond the concept of growth that is quantitative and measurable, also postulates ideas of quality that, moreover, are beyond measure and beyond the scope of economic analysis. It implies an increase in social well-being, changes in the structures (the qualification of the labor force increases, the organization of production becomes more complex) and finally a mutation of the whole society. according to Frédéric Teulon, by urbanization, industrialization, literacy

consists of a set of practices, sometimes seemingly contradictory, which, in order to ensure social reproduction, requires the general transformation and destruction of the natural environment and social relations, with a view to a growing production of goods, goods and services, destined, through exchange, to solvent demand. (Boudedja, 2013).

However, under the impulse of the humanist movement, the idea is gradually emerging that economic development is not the whole of development. We must also focus on social development (in the sense of social security or social benefits) and human development². The first implies an extension of effective rights to equal access or opportunities (ex: reduction of inequalities in disposable income), while the second involves access to the cultural heritage of humanity, the power to activate freely while respecting the freedom of others, etc. This broadening of the concept leads to new definitions of development and to adding to the GDP per capita other indicators to assess the relative level of development of a country and its evolution over time (Billaudot, 2004). Development then brings together all objectives including production, improvement of living conditions.

When adding local or regional development, its designation refers to something else. According to Tesson (2006) local development is seen as an alternative to dysfunctions of spatial planning³. Presented as an alternative mode of development, it reflects the desire to increase the effectiveness of public policies by bringing them closer to the agents concerned, mainly local actors (Angeon, Callois 2005).

Among the many definitions of local development, we retain the one given to us by JL Guigou (1983) who considers that: "Local development is an expression of local solidarity creating new social relations and demonstrates the will of the inhabitants of a micro-region to value local wealth, which is a creator of economic development "(Moussaoui and ArabiMegherbi, 2014).

Thus, the main challenge of this type of development is to "highlight a dynamic that values the effectiveness of non-exclusively market relations between men to value the wealth they have (...). This return to the territory, whose local development would be the concrete sign, shows that we are entering a new long cycle of industrialization (...). Seen as a dynamic of adaptation to the perspectives of the world-economy, the local and the world are the two facets of the same movement of adjustment "(Pecqueur, 2005).

In addition, it is necessary to specify that "between decentralization and local development, there is more than an accommodation between two modes of management - one, redistributive from central competences to the peripheries of the State, the other, participative at the base, of the forces that make up a community "(Deberre (2007).

and training and at the confluence of this combination a more efficient system (by accumulation of wealth) where the human needs are more satisfied (Legouté, 1992 cited by Conte 2005).

² The Human Development Report (1991), published by UNDP, states that: "The main goal of human development is to broaden the range of choices available to the people that make development more democratic and participatory. . These choices must include opportunities for access to income and employment, education and health care, and a clean and safe environment. The individual must also have the opportunity to participate fully in community decisions and to enjoy human, economic and political freedoms "(UNDP, 1990).

³The concept of spatial planning was imposed in French in the 1960s by authors such as J. Lajugie (1964), J. Gottmann (1966), J. Labasse (1966) or M. Rochefort and al. (1970). It is defined first of all by its finality that we can, as J.-L. Piveteau (1979: 991) assimilate to a response to spatial contradictions, contradictions that have grown with time because of the multiplication of opportunities malfunctioning (generally related to industrial and urban development), spatial imbalances (mainly regional) and destruction (notably of the ecological environment and heritage). It is also explained by the change of attitude of public authorities and by the new skills of the latter in terms of space management (Schoumaker, 2010).

In addition, it is considered "as public policy, assimilating - rightly or wrongly - to" a regional development policy "and defining it along four main axes:

1. Promote economic development by judicious localization of projects;
2. Contribute to social development through a reduction of disparities and a more rational location of infrastructures and social amenities;
3. Seek actions to protect and increase natural resources and protect the quality of the environment. The fight against the degradation of the regional heritage, the urban proliferation, the protection of the natural resources against the abusive and irrational exploitation constitute a permanent objective for a policy of rational planning of the territory;
4. To involve the population in the development effort, through the effective participation through the elected institutions of the population and the forces of the region in the design, control and execution of the plan "(Abibi ,2014).

At the territorial scale, the concept of territorial development offers much more than another way of making intelligible the realities of regional⁴ and local development at different scales. This is a paradigm shift in studies in regional development (Jean, 2006).

According to Torre (2016), it is enriched by that of local development by the integration of three essential dimensions, particularly the territories, their stakeholders and land uses, whose new processes depend on technological, economic, social, institutional and organizational innovations.

To this end, the term territorial development is rather recent, and for a long time the authors have preferred those of local development (Aydalot, 1986, Greffe, 2002) or from below (Stohr and Taylor, 1981), which reflected the desire to involvement of populations and taking into account local specificities, going against the macroeconomic policies decided by the state and focused on environments with resources and a spirit often very diverse (Campaign and Pecqueur, 2014).

For these reasons, territorial development escapes the sphere of economics and geography, to integrate social dimensions and the contributions of biotechnology disciplines such as ecology or soil sciences. It should be noted that in addition to the notion of territorial competitiveness, classical (Capello, 2009), two other concerns are added: the questions of attractiveness, to begin with (Bourdeau-Lepage and Gollain, 2015), which highlight the ability to attract not only productive activities but also tourists or the residential economy, and finally resilience issues (Depret et al., 2012), which must allow the territories to survive, to perpetuate themselves, and to avoid the flight of populations or the most important skills (Torre, 2015).

Thus, territorial development can be defined as any process of mobilization of actors that leads to the development of a strategy of adaptation to external constraints, on the basis of a collective identification with a culture and a territory. The definition therefore includes three statements that each call for long developments. In short, territorial development can not be decreed and remains a construction of actors, even if appropriate public policies can stimulate it over time (Pecqueur, 2005).

3.2. Importance and role of territorial actors in the dynamics of the territorial development process

The concept of the territory⁵ is today at the heart of the concerns of the various authors, researchers, decision-makers and practitioners, which designates a particular form of division of the more or less institutionalized space.

According to Pecqueur (2005) the discourses on the territory cover two different definitions that can not be excluded one to the detriment of the other namely: on the one hand, the given territory which is defined as a portion of space, a subdivision sub-national and which is postulated as pre-existing where we analyze what takes place, it is usually an institutional territory including the region, the prefecture, the province, the circle, etc ... On the other hand, the built territory which is considered as the result of a process of construction by the actors, it is about a territory recorded a posteriori and which is not postulated, it does not exist everywhere and one can consider it like spaces dominated by exogenous laws of localization but which are not territories.

Thus, if the notions of territory and territorial development are currently spreading in the scientific discourse as well as in the social and political discourse, it is perhaps because these two notions evoke better than that of region the process of social construction. of all these notions. One of the first signs of this construction, which puts in action a dynamic of the social actors on a space, is the fact that to exist a territory must be named (Massicotte, 2008).

However, the success of territorial development requires the collaboration of all stakeholders at the local level and the mobilization of all territorial actors who can be grouped under three important categories:

- The institutional actors: they are all those who belong to the collectivity, such as the State and the deconcentrated structures, the local authorities and their technical services, the public and semi-public organisms acting of control of work, project management, partner or stakeholder in local development.

- The economic actors: they correspond to all entrepreneurs and operators who, through SMEs, participate in local economic life by producing, investing, offering jobs, ... etc.

⁴ Regional development and territorial development are two distinct concepts. They refer to two different ways of apprehending geographical space in its relation to economic development (...) Territorial development refers to a geographical space that is not given but constructed. Built by history, culture and social networks that draw the boundaries. The content defines the container: the boundaries of the territory are the (moving) boundaries of socio-economic networks. Where the network goes off ends the territory. The initiative comes not so much from a planning authority as from a mobilization of internal forces (Jean, 2015).

⁵ For Xavier Greffe, the territory differs from the concept of space. The territory is evolutionary and not fixed. It is not defined by its scale but by its mode of structuring and by the way in which its constituent actors coordinate there. In contrast to the space considered as simple support of activities, the territory is it, a "place alive and of life", the place of the mobilization of actors outside institutions, outside borders and traditional fields of competences traditionally recognized.

-The local community: it represents the whole of the populations living and acting on a given territory, and sharing values, responsibilities, handicaps, chances, analogous relations with the environment and the external constraints, and living problems Similar. "(Moussaoui and ArabiMegherbi, 2014).

However, Patrick Badouel has developed in this sense tools for analyzing a territorial development action on two axes:

- the axis of the project first, identified as a problem to be solved. It starts from the statement of needs, to define an overall project determined by objectives and actions, finally leading to global results, quantitative and qualitative, which will be evaluated;

- the axis of means and resources implemented. It starts from local actors who, as many as possible, public as well as private, must mobilize themselves, to form partners, in order to lead to created structures and realized operations. All this is done during a contractual process that includes diagnosis, consultation, strategic choices, implementation, monitoring and permanent evaluation by a steering structure. This leads to a search for means and the implementation of a strategy answering questions: who, what, how, what form, what device? (Denieuil, 1999).

Therefore, the dynamics of territorial development can only be concretized by the interaction between several actors with their own logic and specific responsibilities, the involvement of a system of actors and their desire to build a project of development.

3.3. Theories of territorial development

Territorial development is breaking with a longer tradition of regional development studies and is not yet based on a body of doctrines or theories strongly stabilized. It also unites two notions - development and territory - which are realities that we have great difficulty in making intelligible (Jean, 2015).

This first point aims to define the theories that we will use and mobilize to conduct the analysis of this study. These are the theories of governance that are related to the relationship between the different actors that are an essential component to achieve territorial development to clarify our problem.

In this sense, we first analyze the stakeholder theory in the following. Indeed, this theory is closely linked to the concept of territorial development, because it advocates the participation of all stakeholders in the decision-making process.

Then we focus on agency theory. The importance of this theory lies in the fact that it offers a set of standards of action including the incentive to respect the contract within a partnership framework. This is a theory that focuses on cooperative mechanisms between actors.

And finally, the theory of convention. The latter aroused our interest because it is relevant to address the issue of coordination between actors.

3.3.1. Stakeholder theory

This theory is at the center of participatory democracy, it is conceived as early as the 1960s by ER Freeman, who describes the possible interlocking between the public sphere and the private sphere and deconstructs the duality between the economic world and business and the political world and the public good. while taking into account all the actors who nevertheless undergo or influence the activity of the organizations. Two theoretical schools coexist: an ethic / normative, which describes how an organization should interact with its stakeholders⁶, and a managerial / positive that describes how the interactions actually take place (Deegan and Blomquist, 2006, Deegan, 2000 cited by Gendron and André de la Porte, 2009).

According to Fernandez (2017), stakeholder theory is considered a model of participatory governance in that its design is based on a constructive negotiation while making sure that each stakeholder has an interest in cooperating.

Thus, in a territorial construction approach through the simultaneous play of territorial governance that invites various actors to the collective action of development projects, several researchers have used this theory in the analysis of their work as an example Belkaid in 2013, while showing the relevance of its application to territorial studies.

3.3.2. The theory of the agency

In 1976, Michael C. Jensen and William H. Meckling developed the theory of the agency in order to deal with the several problems that generally appear in a relationship between two contracting parties,

⁶ The definition of Freeman, the founder of stakeholder theory, is the one most commonly used to define the concept of "stakeholders" (it is even found in ISO 14001): it is "any group or individual who can affect or be affected by the achievement of the objectives of an organization "(Freeman, 1984, quoted by Gendron and André de la Porte, 2009).

particularly the divergence of interest, the informational asymmetry and the research to take advantage of the flaws in the contract.

Thus, they define the agency relationship as: "A contract by which one (or more) person (the principal) engages another person (the agent) to perform on his behalf any task that involves a delegation of one certain decision-making power to the agent "(Michael C. Jensen and William H. Meckling 1976). Corporate governance encompasses all the mechanisms that have the effect of delimiting powers and influencing the decisions of leaders, in other words, "governing" their conduct and defining their discretionary space. (Charreaux, 1996).

However, the agency's theory also helps to understand to a certain extent the use of public-private partnerships by governments (SanniYaya, 2005). This conception of governance has aroused the interest of several political science researchers who have been interested in the agency relationship in different contexts concerning public organizations.

3.3.3. The theory of conventions

Convention theory is a fairly recent field of research that has developed over the last 20 years and lies at the frontiers of sociology, economics, and management.

One of his notable contributions, according to Gomez (1997), is the desire to develop a universal model that can be used to explain the market and the organization, institution and the entrepreneur, explicit and implicit rationalization, quality management and customer relations, corporate governance and organization, political and societal aspects of the organization. The center is "the effort convention" (Husser, 2009).

According to El hijri (2009), convention theory encourages agents to coordinate their actions and decisions. It integrates three questions namely: the characterization of the Agent and his reasons for acting, the coordination of actions, the place of values and common goods.

The economist Schelling (1960) and the philosopher Lewis (1969) introduce the term convention to designate modes of coordination that emerge in order to collectively resolve undecidable situations by individual calculation. (Gomez, 1999). The convention ensures coherence, but also understanding between the actions, the actors, the representations and the objectives pursued by the coordination. (Husser, 2009).

VI. Discussion (Synthesis)

In the following table 1 we summarize all the theories related to territorial development that we have discussed above.

Table 1: Synthesis of theories

authors	Theory	Explanatory variables
E. R. Freeman (1960)	Stakeholder theory	Stakeholder participation
Michael C. Jensen et William H. Meckling (1976)	Theory of the agency	Cooperation between actors: problems related to the contractual partnership
Pierre-Yves GOMEZ (1994)	Theory of conventions	The coordination

Source: developed by us

However, Table 2 summarizes the main definitions of territorial development that we discussed in this study (see next page).

Table2: Element of synthesis of the definitions of the development of the territory.

authors	Definition of territorial development	Key concepts
Torre (2016)	According to Torre (2016), it is enriched by that of local development by the integration of three essential dimensions, particularly the territories, their stakeholders and land uses, whose new processes depend on technological, economic, social, institutional and organizational innovations.	- territories - stakeholders - land uses - innovations

Campagne et Pecqueur, (2014).	le terme de développement territorial est plutôt récent, et longtemps les auteurs lui ont préféré ceux de développement local (Aydalot, 1986 ; Greffe, 2002) ou par le bas (Stohr et Taylor, 1981), qui traduisaient la volonté d'implication des populations et de prise en compte des spécificités locales, allant à l'encontre des politiques macro-économiques décidées par les États et plaquées sur des milieux possédant des ressources et un esprit souvent très divers	- implication - spécificités locales - politique
Torre (2015).	For these reasons, territorial development escapes the sphere of economics and geography, to integrate social dimensions and the contributions of biotechnology disciplines such as ecology or soil sciences. It should be noted that in addition to the notion of territorial competitiveness, classical (Capello, 2009), two other concerns are added: the questions of attractiveness, to begin with (Bourdeau-Lepage and Gollain, 2015), which highlight the ability to attract not only productive activities but also tourists or the residential economy (Torre, 2015), and finally resilience issues (Depret et al., 2012), which must allow the territories to survive, to perpetuate, and avoid the flight of the most important populations or skills	- competitiveness - attractiveness
Pecqueur, (2005)	territorial development can not be decreed and remains a construction of actors, even if appropriate public policies can stimulate it over time	building actors
Jean, (2015)	Territorial development refers to a geographical space that is not given but constructed. Built by history, culture and social networks that draw the boundaries. The content defines the container: the boundaries of the territory are the (moving) boundaries of socio-economic networks. Where the network goes off ends the territory. The initiative comes not so much from a planning authority as from a mobilization of internal forces	- Construction through history, culture and social networks - mobilization of forces

Source: developed by us

V. Conclusion

Our work aimed to broaden the field of knowledge on territorial development from a theoretical and practical review. First, we analyzed the theories that are related to territorial governance, especially the stakeholder theory that sheds light on the concept of participation, the theory of the agency that deals with the question of partnership which is at the center any contractual relationship and convention theory that examines the concept of cooperation between actors.

In a first point we presented a conceptual framework. Then, in a second point, we explained the role and the importance of the actors in the development of the territory. And we analyzed his different theories. Nevertheless, and in line with the above, we presented a synthesis that encompasses the definitions and theories of territorial development. In the end, we can say that territorial development remains a development endowed with its own characteristics which makes it possible to dynamise the territory by a set of actors.

References

- [1]. Alain Fernandez (2017), "Stakeholder theory, the other strategy", www.piloter.org
- [2]. Angeon, Valérie and Callois Jean-Marc (2005), "Theoretical foundations of local development: what contributions of social capital and the local economy? Economy and Institutions, No. 6-7.
- [3]. Belkaid Esmâ Epsa Alili (2013), "Marketing of the city and involvement of its stakeholders Case of the city of Tlemcen", PhD thesis, Abu Bakr Belkaid-Tlemcen University.
- [4]. Bernard Pecqueur (2005), "Territorial development a new approach to development processes for the economies of the South", part of the book, Antheaume Benoît, Giraut Frédérique "The territory is dead: long live the territories! IRD edition, P 295-316, France.
- [5]. Billaudot, Bernard. (2004), "Development and growth" The conceptual issues of current debates, communication presented during the first days of development of GRES 16.
- [6]. Boudedja, Karima. (2013) "Actors and local development: tools and representations. Case of the rural territories in the Maghreb ", Thesis of doctorate. University Paul Valéry-Montpellier III.
- [7]. Campaign, Pierre and Pecqueur, Bernard. (2014), "Territorial Development: An Emerging Response to Globalization", ECLM.
- [8]. Charreaux, G., (1996), "Towards a theory of corporate governance", The corporate governance, Économica, Paris.
- [9]. Conte, Bernard. (2005), "The concept of development", Retirado em Junho, 18.
- [10]. Corinne Gendron and Cheryl André de la porte (2009), "Stakeholder participation in the achievement of sustainable development reports", the CRSDD collection notebooks look for No 03-2009, P3.
- [11]. Deberre, Jean-Christophe. (2007), "Decentralization and Local Development" Contemporary Africa, no. 1, p. 45-54.
- [12]. Denieuil, Pierre-Noël. (1999), "Introduction to Theories and Practice of Local and Territorial Development", Bibliographic Analysis and Synthesis Echoing the Tangier Seminar (25-27 November), InFocus Program on Employment Promotion through Small Enterprise Development, Job Creation and Enterprise Department, SEED Working Paper, No. 70.

- [13]. HachimiSanniYaya "Private-public partnerships as a new form of governance and an alternative to state control: theoretical anchors and conceptual influences", *The Journal of Innovation: The Public Sector Innovation Review*, Volume 10 (3) , 2005, Article Number 19, New Haven.
- [14]. Husser, Jocelyn (2009), "The theory of conventions: what organizational logic? *Life & Business Sciences*, No. 2, p. 75-85.
- [15]. Jean, Bruno, (2015), "Sustainable territorial development & 58; a new approach to rural development ", *Desenvolvimento e MeioAmbiente*, vol. 33, no unknown, p. 115-127.
- [16]. Jean, Bruno. (2006), "Presentation: Territorial Development: A New Look at Quebec's Regions", *Sociographic Research*, Vol. 47, No. 3, p. 465-474.
- [17]. Jensen M.C and Meckling W. H, (1976), "Theory of the Firm: Managerial Behavior, Agency Costs and Ownership Structure," *Journal of Financial Economics*, Vol.3, No. 4, p. 305-360, Elsevier, Amsterdam.
- [18]. Massicotte, Guy (2008), "Science of the territory: Québec perspectives" PUQ. Flight. 10.
- [19]. Moussaoui, Kahina and Megherbi, KhelloudjaArabi. (2014), "Role of associations in local development.Case of some associations of the wilaya of Bejaia (Algeria).»Under Creative Commons license (by-nc-nd). ISSN: 1923-8541.
- [20]. Pierre-Yves Gomez (2003), "Economics of conventions and management sciences Conventions & management", under the direction of Marc Amblard, Editions de BOECK preface de, p. 5-7 of the book "on the theory of conventions in management sciences".
- [21]. United Nations Development Program UNDP (1991), "World Report on Human Development", n, Economica, Paris.
- [22]. Tesson, F. (2006). The resources of the department and the canton in the "small factory of the territories".In *Annals of Geography* (No. 2, pp. 197-216). Armand Colin.
- [23]. Torre, André. (2015), "Theory of territorial development", *Geography, economics, society*, vol. 17, No. 3, p. 273-288.

Mounya Tomas. "Territorial Development: Literature Review." *IOSR Journal of Economics and Finance (IOSR-JEF)* , vol. 9, no. 6, 2018, pp. 82-88.