



Documentation Regional development instruments

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Protection

Interreg III B

General Data	
Name of instrument:	Local Development Plan (= Bebauungsplan)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>If construction and building activities by public or private investors on a municipality's territory, it is required to draft a plot-specific Local Development Plan entailing the respective site to be developed. This plan needs to consider the stipulations of the Municipal Land Use Plan and, once approved by district authorities, reaches binding status for the individual. That means that if a plot of land is foreseen for development in the Local Development Plan (= building permit), the owner has legal certainty that this building cannot be removed again (unless a certain time limitation specifying the time span between permit and actual development is foreseen in the Plan). The official approval of a Local Development Plan therefore has far-reaching consequences regarding expropriation and compensation values, as the land value usually increases considerably on plots of land with building permit.</p> <p>The Local Development Plan in detail specifies the percentage of the plot to be covered by construction, the distance to the next building, the building height, architectural aspects, road and infrastructure access (incl. recoupment charge for local public infrastructure), environmental compensation measures (cp. eco land account in the data base) and the design of public green areas.</p>
General objectives:	Steering construction and building according to municipal objectives and legal requirements.
General Objectives keywords:	building land ; land development ; building regulations ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	NGO
Reference:	nn

General assessment of strength and weakness:	nn
Metadata:	Date of entry: 20/02/2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	other (see comment)
Best practise example (1):	Eco-housing development, Municipality of Flerden, Switzerland (Ökobauzone Flerden)
Example Abstract (1):	In 2003, the Swiss mountain municipality of Flerden, after years of depopulation, established a housing development zone according to ecological standards as part of the local development plan. In exchange for cheap land prices and no architectural regulations, house owners are required to fulfill Swiss Minergie-criteria and install solar energy on their houses. Furthermore, the respective house owners have to live in the village on a year-round basis and they have to commit themselves to live in the house for 20 years minimum. That way, second-home builders are excluded from access to cheap development land. The municipality managed a turnaround in demographic development from 170 in 2001 to 204 in 2007.
Period of validity:	since 2003
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	Budget, Staff, Legislation, Know-how
Ranking:	2
Remark:	Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4

Remark:

As the Local Development Plan is very specific in its guidelines, the effects are rather easy to steer.