



**Document S2: Registration sheet for the binding land use plans for inner urban development, complementary to table for acquisition (Table S1)**

**1. General information**

- Plan No. \_\_\_\_\_

Denotation: \_\_\_\_\_

- Aim of the binding land use plan for inner urban development (§ 13a (1), s. 1 FBC)?
  - a) Re-use of areas
  - b) Posturbanisation
  - c) Other measures of inner urban development: \_\_\_\_\_
- Allowed plot coverage rate according to § 19 (2) FBC resp. expected sealed surface?
  - a) < 20.000 m<sup>2</sup>
  - b) 20.000 to 70.000 m<sup>2</sup>

**2. Information about the procedure**

Stage of the procedure:

Plan preparatory decision:

Decision on bye-law:

Remarks:

**3. Application of the acceleration effects**

- Waiver of early participation of public authorities and public agencies (reasons)?

Implementation of public display or alternative request the affected public to comment within a reasonable time (reasons)?

- Implementation of public authorities participation or alternative request the affected public authorities to comment within a reasonable time (reasons)?

- Change of the preparatory land use plan necessary (starting and ending representation of usage types)?

- Was the procedure felt as accelerated?

**4. Details on explicit costs of planning resp. Implementation of planning**

**5. Alternatives**

- Would the area have been developed without the accelerated procedure?
- Would the development have taken place elsewhere?

**6. Contact details for queries**

- Developer:
- Planning office:

**7. Remarks**

**Table S3:** Non-procedural private costs for the land development case for the example of a former military property of 55,604 m<sup>2</sup> in the Hanseatic City of Stralsund. The representation is made only as far as data was available and is therefore probably underestimated.

<b>Cost item</b>	<b>Gross-Costs in € (Estimated)</b>
<b>A) Costs for specialist planning and expert opinions</b>	<b>130,000</b>
Planning of local public infrastructure	101,000 *
Noise protection surveys	4,000
Surveys of species protection and environmental protection **	25,000
<b>B) Land acquisition costs</b>	<b>&gt;&gt; 80,000</b>
Purchase price of the property plus land	Unknown
Notarial costs	Unknown
Measuring costs	80,000
<b>C) Costs of building land preparation</b>	<b>1,745,454</b>
Development costs	915,000
Roadmaking and streetlights (public streets)	410,000
Sanitary sewer and storm water sewer	300,00
Drinking water pipeline	70,000
Gas line	65,000
Electrical connection	25,000
Telephone and television cable	45,000
Costs of ecological compensation	115,454
Compensatory planting and green areas ***	35,000
Species protection legislation replacement measures (bat roosts)	26,000
Reforestation	54,454 *
Costs of required construction and regulatory measures	715,000
Disposal of asbestos	55,000
Demolition measures	550,000
Remediation of contaminated sites	110,000
<b>Subsequent costs</b>	<b>no private costs</b>
<b>Total of A)–C)</b>	<b>1,955,454</b>

\* Incurred expenses

\*\* It is not known if this includes the costs for the environmental report & open space plan.

\*\*\* It is not known whether the costs of a compensation area (compensation according to impact regulation) were also taken into account here.