

Code of Statutes of the Swedish National Board of Housing, Building and Planning

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The Swedish National Board of Housing, Building and Planning's regulations on master plans;

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adopted on 3 September 2024.

Pursuant to Chapter 10, Section 31 of the Planning and Building Ordinance (2011:338), the Swedish National Board of Housing, Building and Planning hereby lays down the following¹.

Chapter 1. Content and definitions

Section 1 The regulation provides for the digital identification of the information of the master plan.

Section 2 The regulation applies to the master plan and the amendment of such plan.

Section 3 For the purposes of this regulation
digital information: the data of the master plan in digital format; and
coordinate-defined: coordinate-based geometry such as point, line, surface or volume.

Chapter 2. General provisions

Section 1 The master plan shall be coordinate-defined.

Section 2 For the master plan, the following information shall be provided:

1. Name of the municipality;
2. The reference number of the adoption decision; and
3. Date on which the adoption decision became final.

Section 3 The obligations under Chapter 2, Section 5c of the Planning and Building Ordinance (2011: 338) do not apply to such coordinate-defined digital information in the master plan which, when aggregated, may compromise the security of the State.

¹ See Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services (codification). OJ L 241, 17.9.2015, p. 1–15, Celex 32015L1535.

Chapter 3. Identification of the content of the master plan

Section 1 Information to be included in a master plan shall be identified in accordance with the tables in Sections 2–7.

Section 2 Information as described in column 2 of Table 1 shall be identified in accordance with column 1.

Table 1 Development orientation

Identification	Description
Development orientation	The municipality's ambition for the long-term development of the physical environment at a general level.

Section 3 Information as described in column 2 of Table 2 shall be identified in accordance with column 1. Other land and water use may only be used in the absence of an appropriate description.

Information on land and water use shall be coordinate-defined for the part of the municipality to which the use relates.

Table 2 Land and water use

Identification	Description
Rural area	Area with smaller communities and/or dispersed settlements where the landscape is characterised, for example, by agriculture, forestry, reindeer husbandry and/or fishing.
Water	Open water. There may be elements of businesses and facilities.
Multifunctional development	Area for a mix of, for example, housing, services, green spaces and businesses.
Residential development	Area for residential use.
Services	Area for public services.
Businesses	Area for businesses and/or industries.
Technical infrastructure	Area for technical infrastructure that supplies the community with, for example, energy, water, electronic communications and protection services.
Energy production	Area for energy production such as thermal power plants, wind power, photovoltaic installations and wave power.
Agriculture	Agricultural and animal husbandry area.
Reindeer husbandry	Area for reindeer husbandry needs such as pastures, migration routes and facilities.
Forestry	Forest management area.
Aquaculture	Area for the cultivation of animals and/or plants in water.
Fishing	Commercial fishing area including, for example, ports, fishing areas, migration routes, spawning and nursery areas for commercially important species.
Natural and cultural landscapes	Area with features of significant natural and/or cultural heritage value.
Outdoor and recreational activities	Area for outdoor and recreational activities and associated facilities.
Green space	Area with different values and functions such as play and recreation, rainfall run-off management and temperature adjustment, and biodiversity.
Maritime navigation	Fairways and ports for freight and passenger transport and associated facilities.

Identification	Description
Aviation	Aviation area and associated facilities.
Railway	Area for railway or tramway passenger and freight traffic, including associated facilities and rail reserves.
Road traffic	Area for road passenger and freight traffic, including associated facilities and road reserves.
Other land and water use	Area in which land and water use does not correspond to any other description in the regulations.

Section 4 Information as described in column 2 of Tables 3–5 shall be identified in accordance with column 1.

Table 3 National interests in accordance with Chapter 3, Sections 5–9 and Chapter 4, Sections 2–8 of the Environmental Code

Identification	Description
Reindeer husbandry	Land and water areas that are of national interest for reindeer husbandry in accordance with Chapter 3, Section 5 of the Environmental Code, and how the municipality intends to meet the national interest.
Commercial fishing	Land and water areas that are of national interest for commercial fishing in accordance with Chapter 3, Section 5 of the Environmental Code, and how the municipality intends to meet the national interest.
Nature conservation	Land and water areas, as well as the physical environment in general, that are of national interest for nature conservation in accordance with Chapter 3, Section 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Cultural resources management	Land and water areas, as well as the physical environment in general, that are of national interest for cultural heritage management in accordance with Chapter 3, Section 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Outdoor life	Land and water areas, as well as the physical environment in general, that are of national interest for outdoor recreation in accordance with Chapter 3, Section 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Deposits of substances or materials	Areas containing deposits of substances or materials that are of national interest under Chapter 3, Section 7 of the Environmental Code, and how the municipality intends to meet the national interest.
Industrial production facilities	Land and water areas that are particularly suitable for industrial production facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Energy production facilities	Land and water areas that are particularly suitable for energy production facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Energy distribution facilities	Land and water areas that are particularly suitable for energy distribution facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Electronic communications facilities	Land and water areas that are particularly suitable for electronic communications facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.

Identification	Description
Facilities for communications, modes of transport	Land and water areas that are particularly suitable for communications facilities in respect of modes of transport in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Water supply facilities	Land and water areas that are particularly suitable for water supply facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Waste management facilities	Land and water areas that are particularly suitable for waste management facilities in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Final disposal facilities for spent nuclear fuel and nuclear waste	Land and water areas that are particularly suitable for final disposal facilities for spent nuclear fuel and nuclear waste in accordance with Chapter 3, Section 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Total defence facilities	Land and water areas that are of national interest for total defence facilities in accordance with Chapter 3, Section 9 of the Environmental Code, and how the municipality intends to meet the national interest.
Tourism and outdoor recreation	Area in accordance with Chapter 4, Section 2 of the Environmental Code, in which the interests of tourism and outdoor recreation shall be given special consideration in connection with assessments of the permissibility of development undertakings and other encroachments in the environment, and how the municipality intends to meet the national interest.
Intact coastal areas	Coastal areas and archipelagoes in accordance with Chapter 4, Section 3 of the Environmental Code, where certain facilities may not be established, and how the municipality intends to meet the national interest.
Highly exploited coastal areas	Coastal areas and archipelagoes in accordance with Chapter 4, Section 4 of the Environmental Code, where holiday homes may be established only in the form of additions to existing buildings, and how the municipality intends to meet the national interest.
Intact mountain areas	Mountain areas in accordance with Chapter 4, Section 5 of the Environmental Code, where buildings and facilities may be established only if necessary for reindeer husbandry, the resident population, scientific research or outdoor recreation, and how the municipality intends to meet the national interest.
Protected watercourses	Watercourses in accordance with Chapter 4, Section 6 of the Environmental Code, where hydroelectric power plants must not be built and water regulation or water diversion for power purposes may not be carried out, and how the municipality intends to meet the national interest.
National urban parks	Areas in accordance with Chapter 4, Section 7 of the Environmental Code, where new buildings and new facilities and other measures shall be permissible only if they can be undertaken without encroaching on park landscapes or the natural environment and without detriment to the natural and cultural heritage of the historical landscape, and how the municipality intends to meet the national interest.

Identification	Description
Natura 2000, wild birds	Area under Chapter 4, Section 8 of the Environmental Code, which has been designated a special protection area for the conservation of wild birds and requires a permit for activities or measures, and how the municipality intends to meet the national interest.
Natura 2000, wild fauna and flora	Area under Chapter 4, Section 8 of the Environmental Code, which has been designated a special protection area for the conservation of natural habitats and of wild fauna and flora and requires a permit for activities or measures, and how the municipality intends to meet the national interest.

Table 4 **Environmental quality standards under Chapter 5 of the Environmental Code**

Identification	Description
Fish and mussel waters	How the municipality considers that the environmental quality standard under the Ordinance (2001:554) on environmental quality standards for fish and mussel waters should be complied with.
Marine environment	How the municipality considers that the environmental quality standard under the Marine Environment Ordinance (2010:1341) should be complied with.
Environmental noise	How the municipality considers that the environmental quality standard under the Ordinance (2004:675) on environmental noise should be complied with.
Outdoor air	How the municipality considers that the environmental quality standard under the Ordinance (2001:527) on environmental quality standards for outdoor air should be complied with.
Water quality	How the municipality considers that the environmental quality standard under the Water Management Ordinance (2004:660) should be complied with.

Table 5 Other matters of material importance

Identification	Description
Other matters of material importance	How the municipality considers that other conditions of material importance should be taken into account when deciding on the use of land and water areas and how the built environment should be used, developed and preserved.

Section 5 Information as described in column 2 of Tables 6–11 shall be identified in accordance with column 1.

Table 6 Housing supply

Identification	Description
Housing supply	How the municipality intends to meet the long-term need for housing.

Table 7 Objectives, plans and programmes

Identification	Description
National objectives, plans and programmes	How the municipality intends to take into account and coordinate the master plan with relevant national objectives, plans and programmes of significance for sustainable development within the municipality in its spatial planning.
Regional objectives, plans and programmes	How the municipality intends to take into account and coordinate the master plan with relevant regional objectives, plans and programmes of significance for sustainable development within the municipality in its spatial planning.

Table 8 Rural development in riparian locations

Identification	Description
LIS (Rural development in riparian locations)	Areas for rural development in riparian locations as referred to in Chapter 7, Section 18e, first paragraph of the Environmental Code.

Table 9 Climate-related risks

Identification	Description
Flood risk	The municipality's view of the risk of damage to the built environment that may result from climate-related flooding, and how such risk can be mitigated or eliminated.
Risk of rockfall	The municipality's view of the risk of damage to the built environment that may result from climate-related rockfall, and how such risk can be mitigated or eliminated.
Risk of landslide	The municipality's view of the risk of damage to the built environment that may result from climate-related landslide, and how such risk can be reduced or eliminated.
Risk of erosion	The municipality's view of the risk of damage to the built environment that may result from climate-related erosion, and how such risk can be reduced or eliminated.

Table 10 Deviation from regional plan

Identification	Description
Deviation from regional	If the master plan deviates from a regional plan for the county,

Identification	Description
plan	how it deviates and the reasons for the deviation.

Table 11 Inter-municipal and regional interests

Identification	Description
Inter-municipal and regional interests	Areas and activities which concern two or more municipalities or are of regional importance.

Section 6 Information as described in column 2 of Table 12 shall be identified in accordance with column 1.

Table 12 Objections in the review statement of the County Administrative Board

Identification	Description
Objection concerning national interest	The proposal does not meet a national interest under Chapter 3 or Chapter 4 of the Environmental Code.
Objection concerning environmental quality standard	The proposal may contribute to non-compliance with an environmental quality standard under Chapter 5 of the Environmental Code.
Objection concerning LIS rural development in riparian areas	The reporting of rural development areas in riparian locations is not compatible with Chapter 7, Section 18e, first paragraph of the Environmental Code.
Objection concerning inter-municipal issues	Issues relating to the use of land and water areas of two or more municipalities are not properly coordinated.
Objection concerning health and safety	A development becomes unsuitable or a construction works becomes unsuitable from the perspective of human health or safety or the risk of accidents, flooding or erosion.

Section 7 Information as described in column 2 of Table 13 shall be identified in accordance with column 1.

Table 13 Impacts

Identification	Description
Material impacts of the plan	The material impacts of the plan in accordance with Chapter 3, Section 6a of the Planning and Building Act (2010:900).
Environmental impacts	Reporting of environmental impacts in accordance with Chapter 3, Section 6b of the Planning and Building Act (2010:900).

1. This regulation shall enter into force on 1 November 2024.
2. The statute shall apply to master plans initiated after 31 December 2026.

On behalf of the Swedish National Board of Housing, Building and Planning

ANDERS SJELVGREN

Amelie Fasth