

SWEDEN

PLANNING SYSTEM

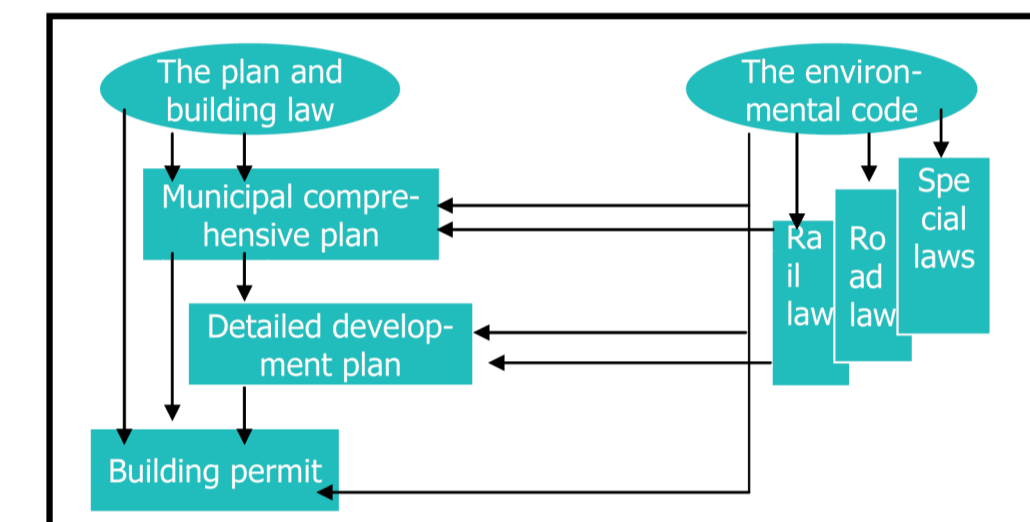
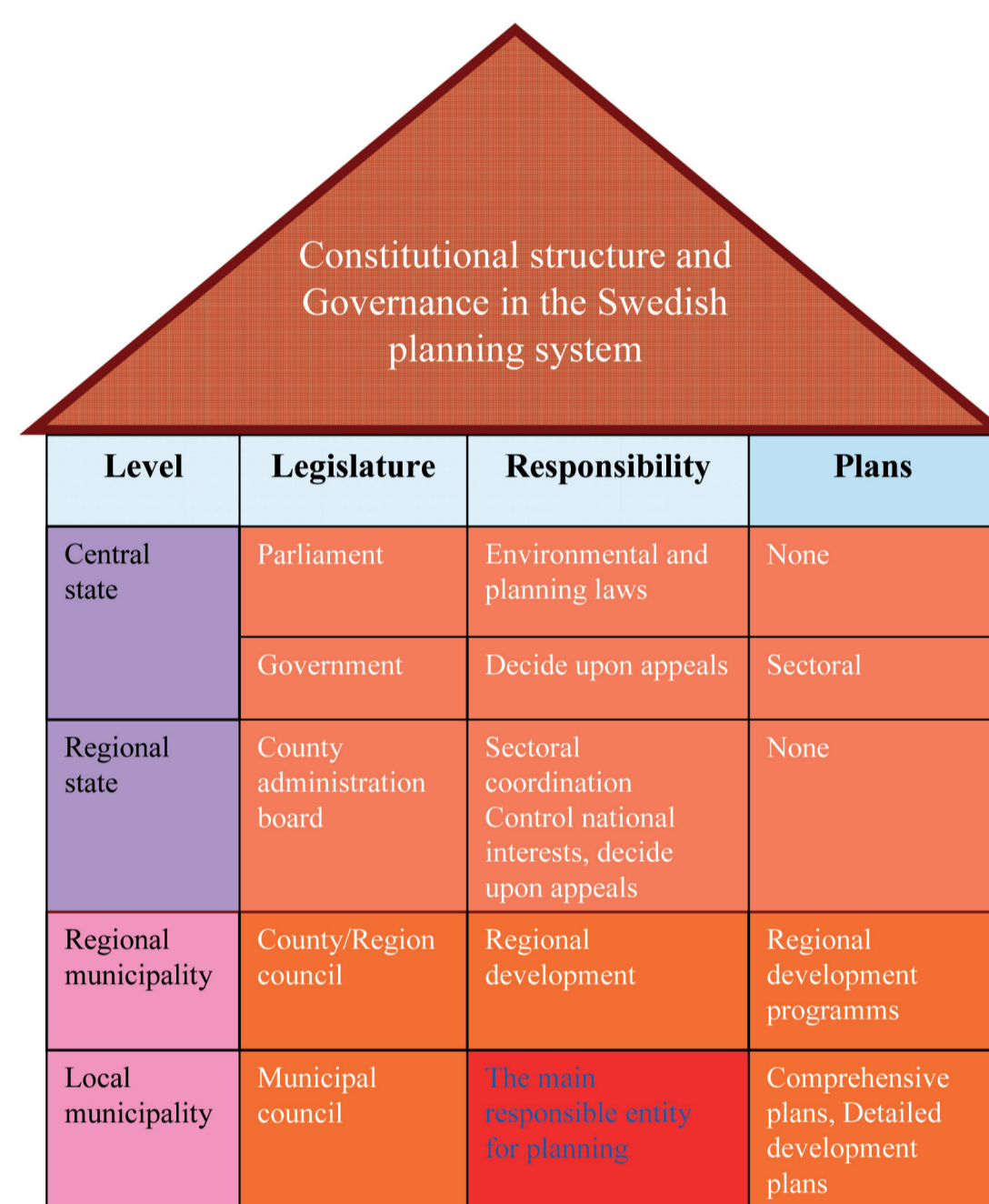


Diagram of the Swedish planning system

Figure: Territorial planning, urban development zoning and land (local) planning in the Russian Federation

SWEDISH PLANNING SYSTEM

- ✦ Municipal planning monopoly as base
- ✦ Neither Governmental authorities nor land owners can force a municipality to adopt a plan for developing.

LEGAL BASIS of physical planning

- ✦ Environmental Code
 - ✦ contains planning guidelines for certain geographical areas.
 - ✦ includes rules that certain areas can be given the status of national interest.
- ✦ Planning and Building Act
 - ✦ regulates the planning process and the process for permission of measures on the land or to buildings.

MAIN INSTRUMENTS for physical planning

- Municipal comprehensive plan**
- ✦ presents the intended use of land and water areas. should show the municipality's view of how the built environment should be developed and preserved.
 - ✦ should also indicate how the municipality intends to provide for the national interests. The County administrative board shall comment on the provision for national interests. When the board has expressed remarks concerning the handling of national interests it has the right to interfere in detailed development planning and building permissions.
 - ✦ Elaborated procedures for citizens participation exist.
 - ✦ not legally binding

Detailed development plan

- ✦ Necessary for new buildings that form part of a settlement.
- ✦ Necessary if the building has a significant impact
- ✦ t on its surroundings.
- ✦ Elaborated procedures for citizens participation exist.
- ✦ legally binding

DEVELOPING PROGRAMMING (Regional development programmes)

- ✦ exists on regional level in accordance with governmental directives.
- ✦ Responsible authorities are the county administrative boards or the regions.
- ✦ There is no coordination between development programming and physical planning.