

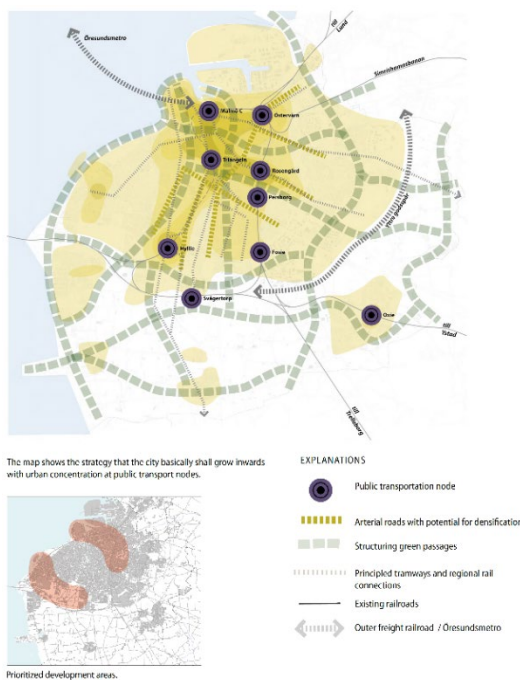
## Fact sheet for planning levels

### Planning level Type of plan

#### Local level

| Planning level | Planning instrument   | Content of plan  | Legal basis  | Policy maker   | Legal impact   | Scale                            |
|----------------|---|--|--|--|--|----------------------------------|
| National       | Areas of national interest ( <i>rikaintresse av nationellt betydelsefulla områden</i> ) | Areas of national interests are identified on the grounds that they contain nationally important assets and qualities. These are larger areas of natural and cultural value or those that represent other national interests (e.g. for defence or reindeer herding).   | Environmental Code ( <i>miljöbalken</i> )              | 12 national public authorities (e.g. Swedish National Heritage Board, Swedish Environmental Protection Agency, Swedish Transport Administration) | The comprehensive plan must indicate how the municipality intends to safeguard the specified national interests and adhere to applicable environmental quality standards (chapter 3, section 5, PBL, Planning and Building Act). | Not defined, varies in practice. |
| Regional       | Regional plan ( <i>regionplan</i> )   | A regional plan must specify the basic features for the use of land and water areas and the guidelines for the location of buildings and structures that are significant for the region. The plan must provide guidance for decisions on general plans, detailed plans, and area regulations. It should also stimulate intermunicipal cooperation. | Planning and Building Act ( <i>plan- och bygglag</i> ) | regional council ( <i>regionfullmäktige</i> ) and regional board ( <i>regionstyrelsen</i> )  | The Regional plan is non-binding and indicative, and thus only of guiding character for various policies relevant for spatial planning.  | Not defined, varies in practice. |
| Municipal      | Comprehensive plan ( <i>översiktsplan</i> )   | Defines the long-term development of the physical environment. The plan must provide guidance for decisions on how the land and water areas are to be used and how the built environment is to be used, developed, and protected.  | Planning and Building Act ( <i>plan- och bygglag</i> ) | municipal council ( <i>kommunfullmäktige</i> ) and the municipal board ( <i>kommunstyrelsen</i> )  | Non-legally binding.   | Not defined, varies in practice. |
| Municipal      | Detailed plan ( <i>detaljplan</i> )   | Provides detailed regulations for the use of land and water areas.   | Planning and Building Act ( <i>plan- och bygglag</i> ) | municipal council ( <i>kommunfullmäktige</i> ) and the municipal board ( <i>kommunstyrelsen</i> )  | Legally binding for authorities and individuals.   | Not defined, varies in practice. |

#### Comprehensive municipal plan



**Figure 1: Principal development strategy for Malmö – Comprehensive plan for Malmö 2018**  
Source: © Malmö Stad, Stadsbyggnadskontoret

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## Facts: Comprehensive plan for Malmö

### Legal basis

- Planning and Building Act, Chapter 3

### Competences

- Each municipality is responsible for having an up-to-date comprehensive plan, which covers the entire municipality (chapter 3, section 1, Planning and Building Act).

### Binding force

- The comprehensive plan is non-legally binding (chapter 3, section 2, Planning and Building Act).

### Main purpose and content of regional plans in Sweden (here according to chapter 7, sections 2 and 3, Planning and Building Act)

- In the comprehensive plan, the municipality shall outline the intended use of the land and water areas for the entire municipality and shall depict these on a map. The plan shall also show how the built environment should be used, developed, and preserved.
- In the comprehensive plan, the municipality shall also address, among other things, how to meet the long-term need for housing, and how the municipality intends to take into account and coordinate the comprehensive plan with relevant national and regional goals, plans, and programmes of importance for sustainable development within the municipality.
- If the comprehensive plan deviates from a regional plan, it shall elucidate how and why. The plan shall also address such areas and activities that concern two or more municipalities or are of regional importance. If the county administrative board has not accepted a certain part or aspect of the plan, this shall be noted in the plan.

### Process, duration, participation

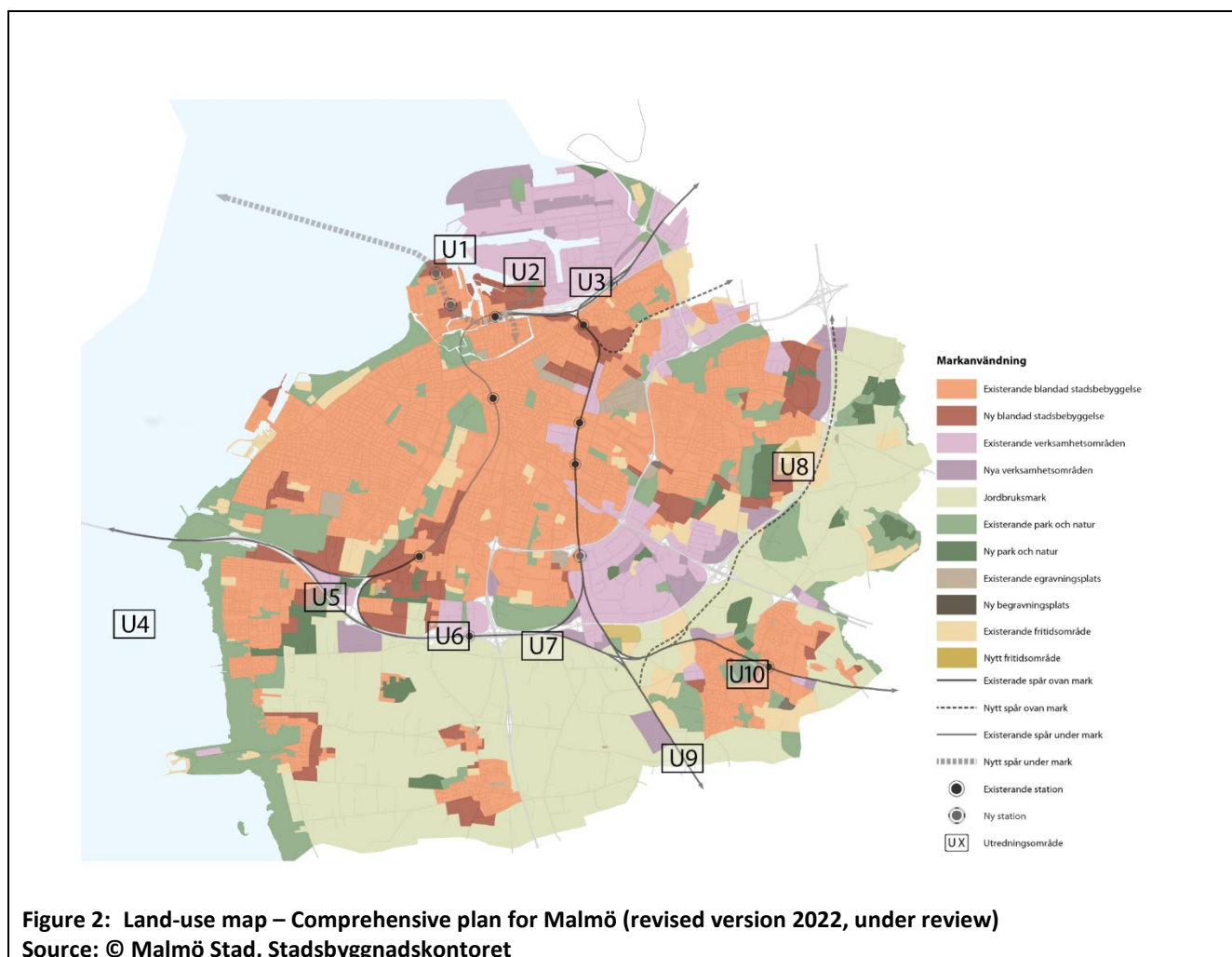
- In early 2017, a draft for a new comprehensive plan for Malmö was put out for public consultation.
- In early 2018, a revised draft was published for public consultation. The plan was finally adopted in May 2018 by the municipal council.
- On 8 May 2019, the municipal board decided to review the plan. The municipal board determined that the comprehensive plan was essentially up to date, but that some clarifications and amendments with regard to new circumstances and ongoing planning activities were needed. The municipal board raised three examples where amendments were needed: a) the work on a future Öresund metro line including the location of different stations connecting the Malmö city centre (SE) with Copenhagen (DK); b) securing routes for the expansion of public transport to meet higher capacities; and c) the need for a densification of the urban fabric in locations close to public transport stations. The municipal council also decided that the revised comprehensive plan should provide an outlook for Malmö as a city of half a million inhabitants.
- In spring 2020, a draft of the revised version of the comprehensive plan was put out for public consultation, which was under review as of the second half of 2022 (see Figure 2). The revised comprehensive plan is supposed to be adopted in 2023.

### Duration of validity

- According to chapter 3, section 25 of the Planning and Building Act, a comprehensive plan is valid from the time the plan has been given legal force until 24 months after the next regular election, unless the municipal council has judged that the plan is no longer wholly or partly up-to-date (as in the case of the current comprehensive plan for Malmö). In other words, the comprehensive plan is generally reviewed within each election period (four years).

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## Details of the plan



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## Characteristics

### Location of the area

The comprehensive plan for Malmö covers the entire municipality. With the building of the Öresund Bridge in 2001, Malmö became part of a larger cross-border region with a total of over 3.5 million inhabitants. The city of Malmö had a population of 351,749 at the end of 2021 and is forecast to hit 500,000 around 2050. Malmö is the capital of the Skåne region which had 1,402,425 inhabitants at the end of 2021, which is – after the Stockholm region (370.8) – the most densely populated region in Sweden with 127.9 inhabitants per km<sup>2</sup>.

### Initial situation

Malmö's principal spatial planning strategy focuses on the dense urban city (see figure 1). The comprehensive plan identifies three overarching objectives:

- A mixed-function, dense, green city with close distances
- A regional generator of green growth and employment
- The city as a cultural and democratic arena

### Particularities of the contents

The comprehensive plan for Malmö is interesting as it underlines the need for intermunicipal cooperation within the Malmö-Lund region as well as cross-border cooperation within the Öresund region. Regarding the latter, the plan addresses the need to reinforce the Öresund region as a generator of green economic growth and a high quality of life. A key project is to realise further connections across the Öresund. To that end, a partnership with Copenhagen has been established in order to explore the possibility of a metro line connection under the Öresund that would directly connect central Malmö and central Copenhagen. Also, it is underlined that the Fehmarn Belt fixed link is supposed to enable cooperation with places as far afield as Hamburg.

Within the Malmö-Lund region, it is said that the eleven municipalities in the south-west of Skåne should cooperate on common priorities in view of infrastructure investments. In addition, the eleven municipalities shall have joint discussions with regional political institutions in Skåne as well as at the national level. To this end, a so-called 'structural plan' for the Malmö-Lund region has been developed in a joint process, and has been adopted by all the municipalities. The structural plan, which is also included in the comprehensive plan for Malmö, is intended to constitute a basis for the eleven municipalities' comprehensive planning and a dialogue with national and regional actors.

## Notes and links

<https://malmo.se/Stadsutveckling/Tema/Oversiktsplanering.html>

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