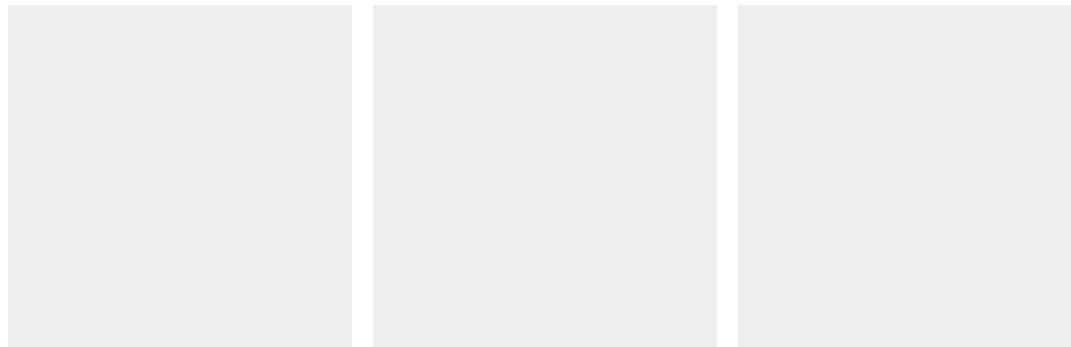


European Experiences in Land-Use Planning for Seveso Establishments

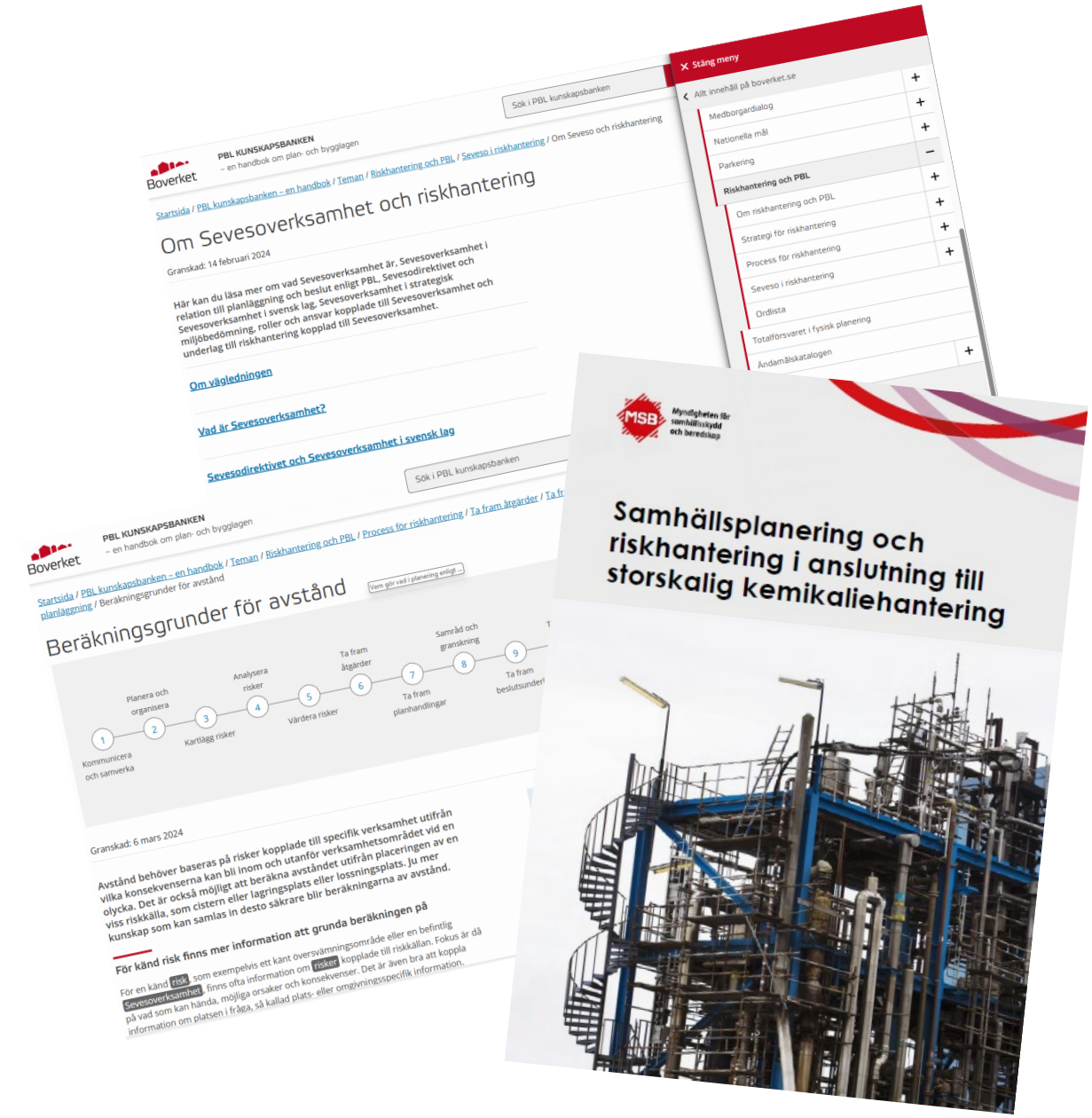
Examples of regulations and
good practices adopted in
Sweden



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Agenda

- Legislation
- Detailed development planning in Sweden
- Environmental permits and detailed development plans
- Community planning and risk management in connection with large-scale chemical handling
- Some examples
 - H2 Green Steel, Boden (Stegra)
 - Luleå industrial park
- Area of national interest



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Seveso III Directive – Article 13

2. Member States shall ensure that their land-use or other relevant policies and the procedures for implementing those policies take account of the need, in the long term:

- a) to maintain appropriate safety distances between establishments covered by this Directive and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes;



The directive has been implemented in Swedish legislation

- Seveso Act ([the Act on Measures to Prevent and Limit the Consequences of Serious Chemical Accidents](#))
- Seveso Regulation ([Regulation on Measures to Prevent and Limit the Consequences of Serious Chemical Accidents](#))

Requirements for regulation with detailed development plans

- [The Planning and Building Act, PBL, Chapter 4, Section 2, points 4 and 5](#)



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PBL chapter 4, 2 §, points 4 and 5

Requirements for regulation with detailed development plans

2 § The municipality shall use a detailed development plan to examine the suitability of a land or water area for buildings and structures and regulate the design of the built environment for

[...]

4. a new structure/building that is not a wind turbine, if the structure requires a building permit or is a building other than one referred to in chapter 9, section 4 a, and [...]

b) the structure/building is located in the vicinity of an activity covered by the Seveso Act, and

5. a measure that requires a building permit when establishing a new activity covered by the Act on Measures to Prevent and Limit the Consequences of Serious Chemical Accidents (the Seveso Act)



Detailed development planning in Sweden

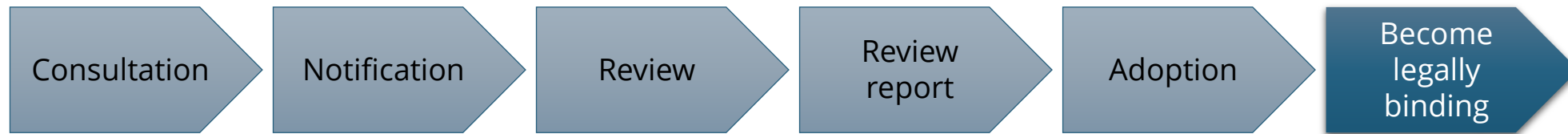
- The municipality has the detailed development planning monopoly
 - Which procedure that is used depends on the complexity:
 - Standard planning procedure
 - Expanded planning procedure
 - Coordinated planning procedure
- The County Administrative Board reviews the municipalities' comprehensive and detailed plans to ensure that these state and inter-municipal interests are taken into account. If necessary, the County Administrative Board can intervene and revoke an adopted detailed plan if the interests have not been handled satisfactorily.



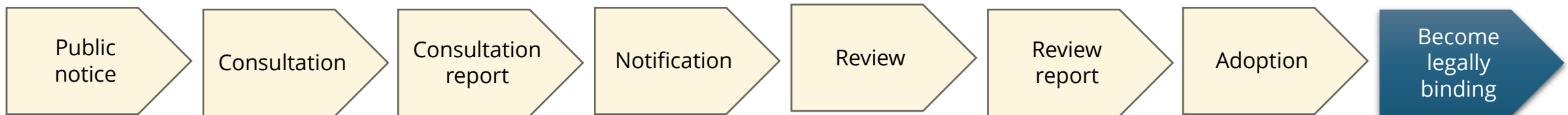


The most common procedures producing detailed development plans

- Standard planning procedure



- Expanded planning procedure



Requirements for detailed development plans

- For new Seveso establishments
 - Completely new
 - Existing, but change in establishment so it becomes Seveso
- A structure in the vicinity of - A structure is regarded to be placed in the vicinity of a Seveso establishment if
 - the structure/building or the people that are staying in the building could be injured if there is an accident in the Seveso establishment.
 - The distance to the Seveso establishment is of great importance when assessing whether or not it is in the vicinity.

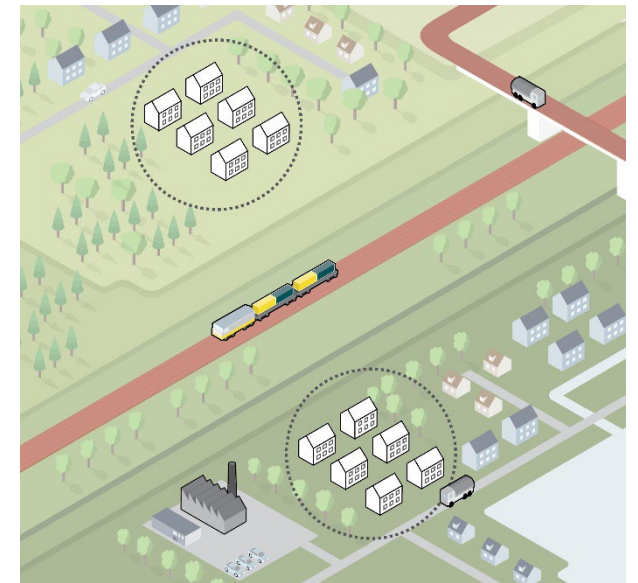


Illustration Jörgen Svensson/WSP



Existing Seveso establishments

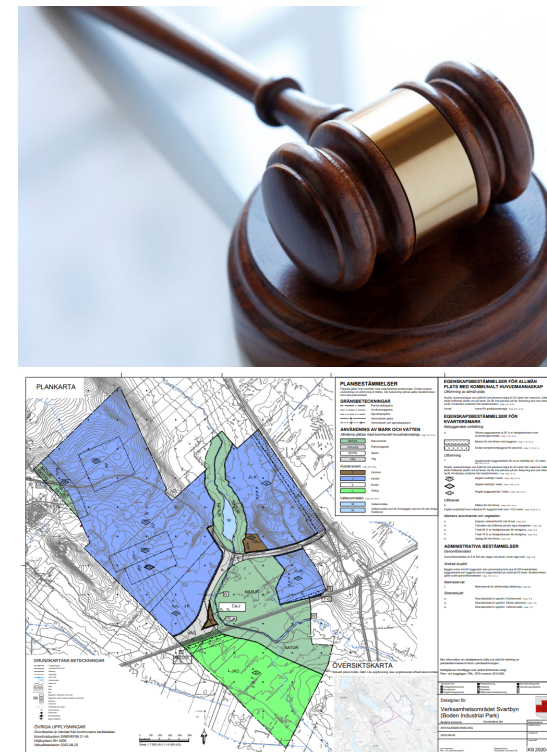
- You can apply for a building permit to
 - Expand,
 - Add to, or
 - Change the businesswithout the requirement for a detailed development plan
- The reason for this is that the government didn't want to unnecessarily complicate changes in existing Seveso establishment.



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Environmental permits and detailed development plans

- The Swedish Environmental Code, Chapter 2, Section 6, third paragraph
 - [...] A permit or exemption may not be granted in violation of a detailed development plan or area regulations according to the Planning and Building Act. However, small deviations may be made if the purpose of the plan or regulations is not counteracted/thwarted.
- The Environmental Code, Chapter 22, Section 25
 - A decision or permit must contain the conditions needed to prevent serious chemical accidents and limit their consequence for human health and the environment.



Länsstyrelserna

Samhällsplanering och
riskhantering i anslutning till
storskalig kemikaliehantering

Community planning and risk management in connection with large-scale chemical handling

A publication from the Swedish Civil Contingencies Agency (MSB)



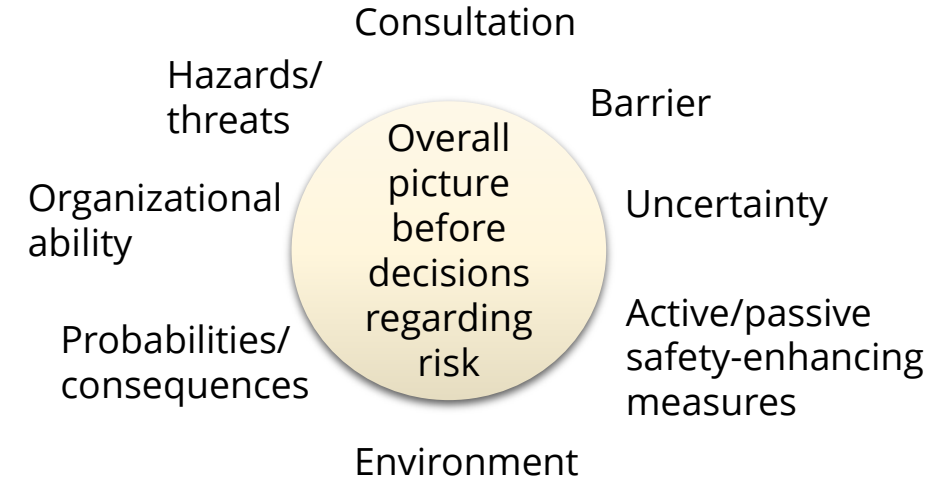
Source: msb.se



Länsstyrelserna

Risk management in the detailed planning process

- The purpose of risk management is to provide a basis for decision-making that describes an overall picture of the risks.
- For example, the following factors should be addressed in a risk analysis:
 - Describe possible hazards/threats and accident scenarios.
 - Describe the barriers that can mitigate the effect of an accident, describe the effectiveness of these barriers and their ability to function in the event of an accident.
 - Describe uncertainties for both phenomena, processes and input data.
 - Probabilities and consequences of possible hazards, calculation of risk levels can be used to compare different alternatives of safety-enhancing measures.
 - The organizational ability to handle an event, as well as technical ability and equipment.
 - Describe whether the safety-enhancing measure requires an effort from someone or "just works" in the event of an accident (provided that maintenance is carried out).



An initial overview of the risk conditions

- What consequence distance can the activity/substance give rise to in the event of an accident?
- What is in the environment that can be affected in the event of an accident that can affect human health and the environment?
- Are there objects of special protection (hospitals, schools, retirement homes, etc.) or other socially important activities that can be affected?
- Can the probability of the incident be assessed? If this cannot be answered, the longest consequence distance should be chosen.
- Are there factors that can worsen the risk or increase the consequence distance?
- Have any measures been taken on land or buildings that can reduce probabilities and consequences? Do the measures require any effort to function?
- What measures have been taken on the business to reduce measures or consequences? Primarily, measures that can reduce probabilities and consequences should be on the property for the business.

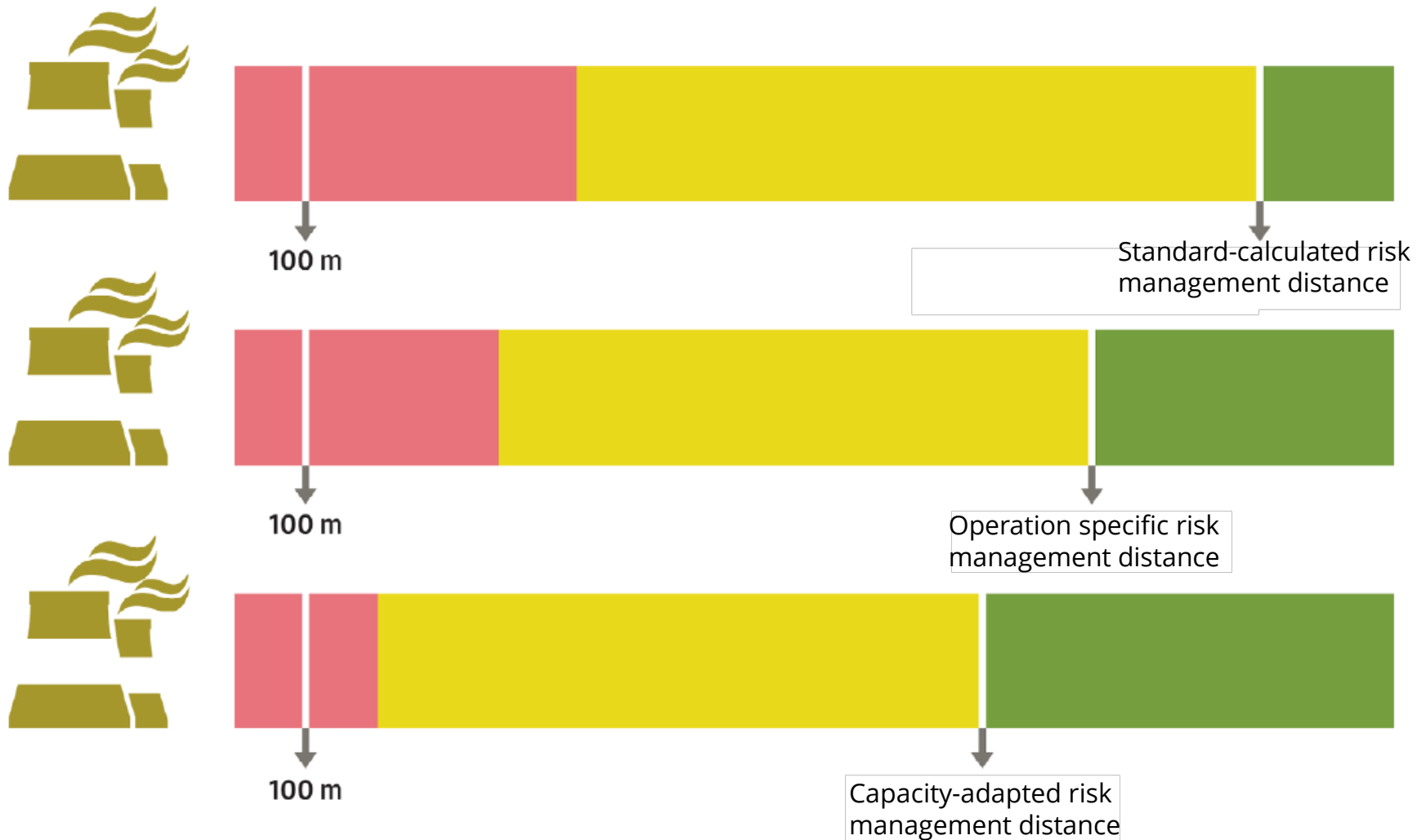


Risk management distances

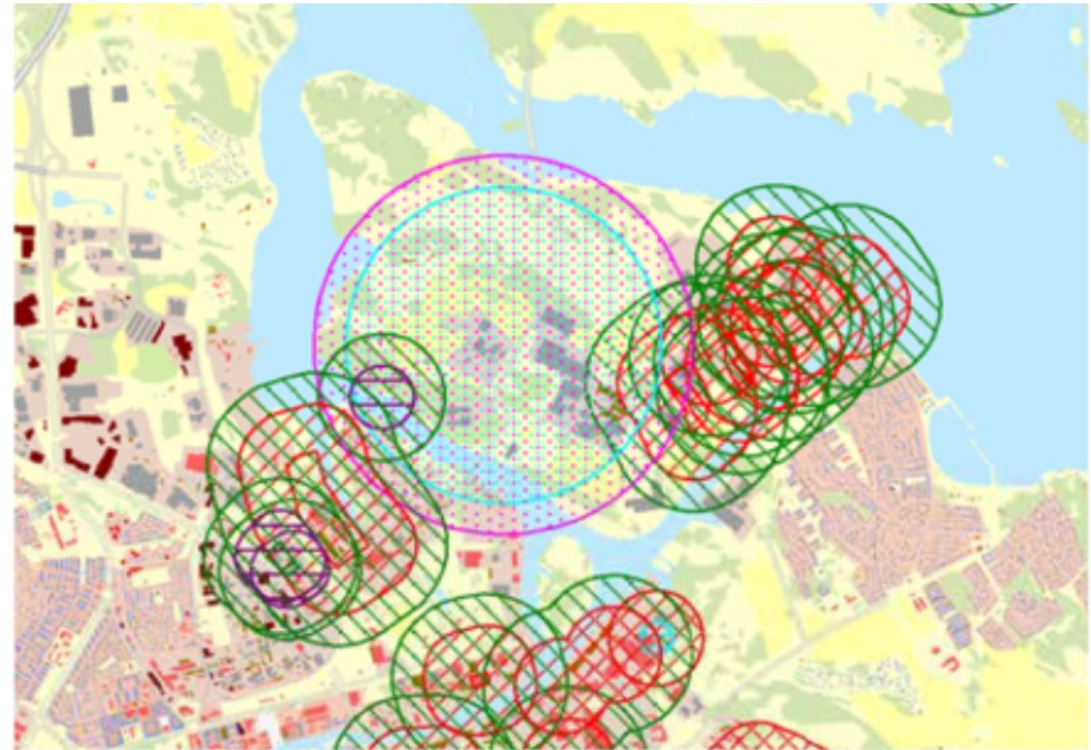
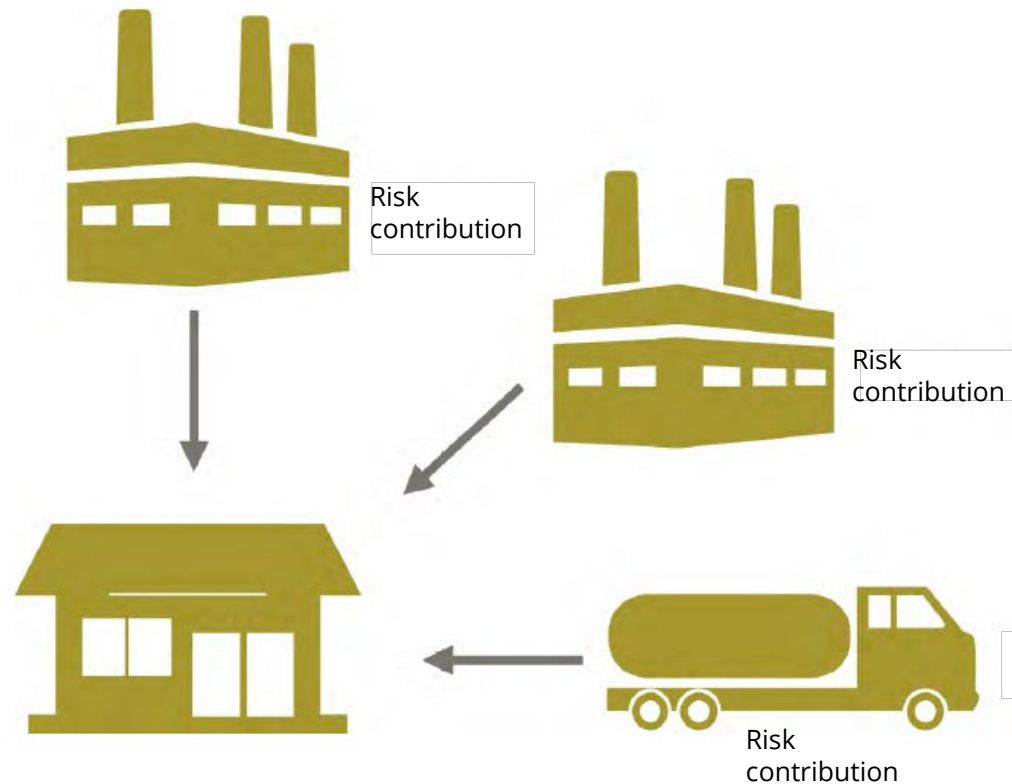
- The green line is based on the estimated consequence for harm to people and beyond this limit, the establishment of other activities may normally be possible.
- A planning situation within the yellow zone means that one is within the risk management distance, which requires further analysis to determine the possibility of continued planning.
- The red zone is normally unsuitable for land use that involves permanent residence in the area.



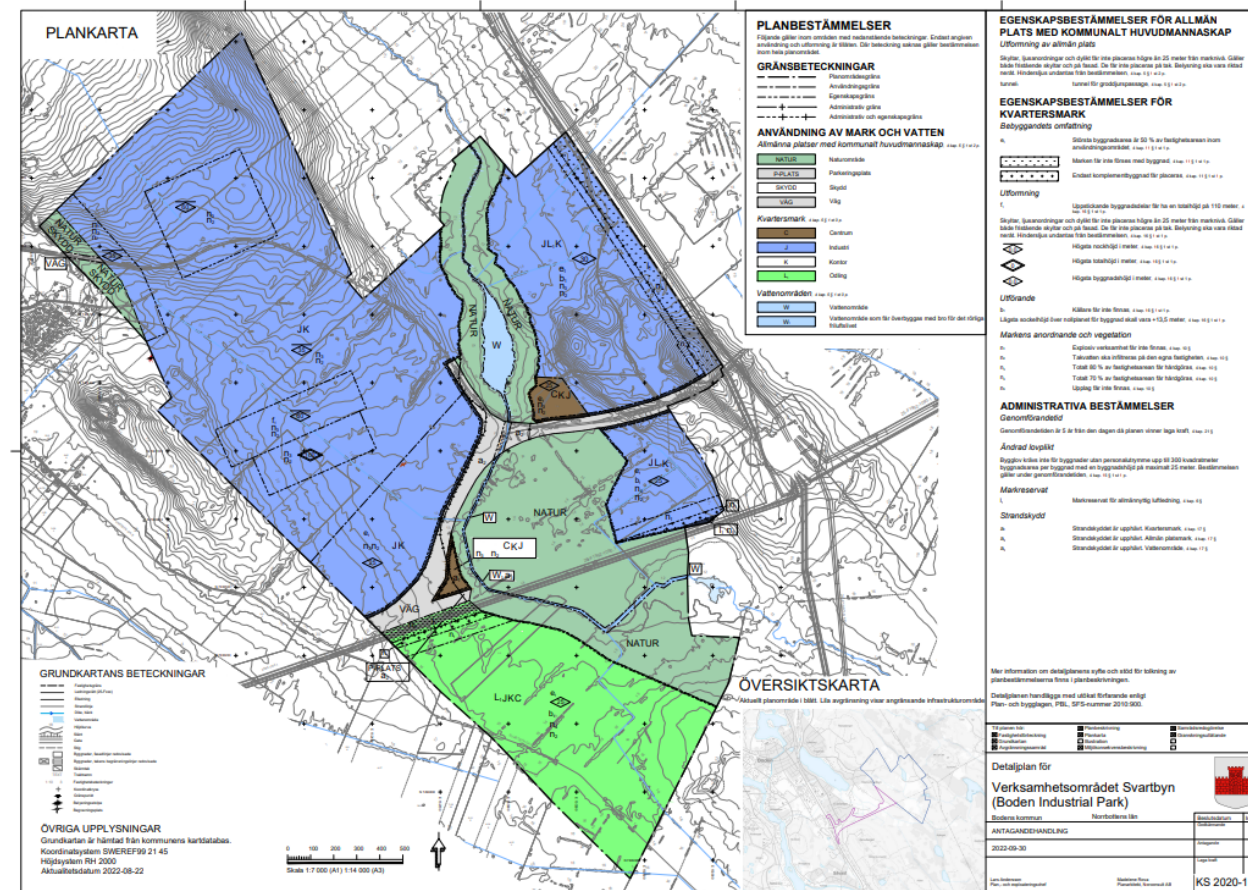
Determination of risk management distance



Assessment of cumulative/superimposed risks



Stegra Boden



- Detailed development plan, became legally binding 17 February 2023
- Environmental permits:
 - 1 July 2022 (permissibility, construction permit)*
 - 1 June 2023 (environmental conditions)

*The area is not yet covered by a detailed development plan, but a detailed plan encompassing the currently applied-for operation is being prepared. There are no local regulations for the area according to the Planning and Building Act. Therefore, there is no direct obstacle to the permissibility of the operation under Chapter 2, Section 6, third paragraph of the Environmental Code.



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Source: lulea.se

Luleå Industripark Svartön, Hertsöfältet

- OMRÅDESGRÄNS
- KRAFTFÖRSÖRJNING
- NORRLEDEN
- LULEÅ HAMN

SSAB

Hybrit-pilot

SVARTÖN

SSAB

Uniper/ABB

Power-2Earth

TALGA

Mindre aktörer

LKAB

Svegra

Source: lulea.se

[illegible]

Länsstyrelserna

National significant area for industrial production

- Decision by Tillväxtverket, The Swedish Agency for Economic and Regional Growth on 28 August 2025
- Reason for designation and assessment
 - The area contains facilities for industrial production, including an ore-based steel plant.
 - The area is of national importance and holds values of great national significance that are necessary to maintain essential structures. The site is particularly suitable due to its characteristics and geographic location, including access to a port.
 - Conflicting claims have been identified, necessitating an assessment and balancing of interests.





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Thanks!

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