Industrial park expansion

More space for businesses and trade

Bocholt - the ideal industrial and commercial location between the Rhine-Ruhr area and the Netherlands.

Bocholt's industrial park offers companies an innovative and centrally located site. It is home to around 380 companies with approx. 7,200 employees. This makes the industrial park, with a size of approx. 300 ha, the largest contiguous and fully developed industrial park in North Rhine-Westphalia.

Location advantages

Centrally located, with direct transport links to the B67 and B473, as well as to the public transport network, it offers connections to Düsseldorf Airport (approx. 80 km) and Münster-Osnabrück Airport (approx. 90 km), as well as a waterway connection in Emmerich, approx. 30 km away, and in Duisburg, approx. 55 km away. It is thus characterised above all by its excellent location, its optimal transport infrastructure and its wide range of services.

The location on the edge of the Rhine-Ruhr area with direct proximity to the Netherlands has led to numerous investments and settlements in the areas of transport, logistics and distribution in the past. A dynamic economy and an environment with strong purchasing power create optimal conditions for the settlement of a promising branch of your company.

Target groups

Bocholt's I-Park focuses on companies that require industrial estate space or that belong to the manufacturing industry. In addition, framework conditions that attract companies in the fields of mechanical engineering, the food industry and resource efficiency are available and can be developed. Of course, companies from other sectors are also welcome.

The industrial park is currently being expanded by 40 hectares.

Expression of interest procedure for a catering offer in the industrial park

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The city of Bocholt has launched an expression of interest procedure for the creation of a catering offer in the industrial park. The aim is to develop an offer that is specifically geared towards catering for the employees working there.

Interested market participants are invited to take part.

Frequently asked questions

Planned expansion

The industrial park is in the process of being extended southwards by four construction phases totalling 40 hectares. One of these sections has already been developed and one is planned for this year. The two further construction phases can be developed and planned as required. In total, the industrial park will eventually cover over 300 hectares of contiguous land on both sides of the B67.

For this project, the legal planning requirements for use as a commercial and industrial area must be created. As part of this process, various industrial and commercial areas are planned, as well as green areas, areas for agriculture and forestry and areas with water regulations.

The expansion will ultimately require an amendment to the legally valid land use plan and the creation of a development plan. The prerequisite for this is the preparation of an environmental report in accordance with Section 2 (4) of the German Building Code (BauGB) in order to take account of environmental protection concerns.

The following is publicly available in this context

- The**explanatory memorandum** including the **environmental report** from February 2020 for the preparation of the development plan, in which the existing situation and the effects of the plans on the protected assets of animals, plants, land, soil, water, air, climate, landscape, biodiversity, humans, their health, cultural assets, other material assets and the interactions between the individual concerns are examined and evaluated in accordance with Annex 1 to the BauGB; the statements made on the individual protected assets are based on various expert reports and expert opinions/plans.

In addition, the following specialist reports and expert opinions are available from the City of Bocholt:

- **Odour immission forecast** with supplementary statement on the objections raised during early participation
- **Expert opinion on bioaerosol emissions and immissions** with supplementary comments on the objections raised during early participation
- **Landscape conservation plan,** topic: Type/scope of impact on nature and landscape
- **Preliminary species protection assessment stage 1,** topic: Examination of the prohibitions under species protection law

- **In-depth species protection assessment stage 2,** examination of the prohibitions under species protection law
- **Drainage planning,** topic: Draft planning for the drainage of wastewater and rainwater
- **Soil investigation 2009,** topic: Assessment of the soil and groundwater conditions
- **Soil investigation 2018,** topic: Assessment of the soil and groundwater conditions
- **Report by the Bocholt waste disposal and service company,** topic: Drainage of rainwater
- **Noise forecast in the impact area of the B67,** topic: Forecast of road traffic noise
- **Development plan south of the IP extension,** topic: Overview of the southern IP extension
- **Traffic study**, topic: Impact on the transport network
- **Water planning**, topic: Redesign of the Laaker Bach stream

Procedure for the land utilisation plan

- Initiation of the amendment to the land use plan in the Committee for Planning and Construction on 22/09/2016 (submission: 0169-2016)
- Early public participation with involvement of the authorities from 18/12/2018 to 19/01/2018
- Decision on public display in the Committee for Planning and Construction on 4 July 2018 (submission: 0161-2018)
- Public display with participation of the authorities from 23/10/2018 to 23/11/2018
- Statutory resolution by the city council on 10 July 2019
- Renewed public display with involvement of the authorities from 14/10/2019 to 15/11/2019
- Resolution on the articles of association by the city council on 18/12/2019
- Approval by the Münster district government on 20/01/2020
- Legal validity of the amendment since 20/02/2020

Development plan procedure

- Introduction of development plan 8-21 in the Committee for Planning and Construction on 22/09/2016 (submission: 0168-2016)
- Early participation with involvement of the authorities from 18/12/2018 to 19/01/2019
- Decision on public display in the Committee for Planning and Construction on 4 July 2018 (submission: 0160-2018)
- Public display with involvement of the authorities from 23/10/2018 to 23/11/2018
- Decision to carry out early and in-depth archaeological investigations in the Committee for Planning and Construction on 30/01/2019 (submission: 0017-2019)
- Public event on 26/02/2019
- Statutory resolution by the city council on 10/07/2019
- Renewed public display with participation of the authorities from 09.03.2020 to 09.04.2020
- **Update:** The 10th Senate of the Higher Administrative Court for the State of North Rhine-Westphalia has declared the development plan 8-21 südl. I-Park-Erweiterung invalid in accordance with the judgement under file number 10 D 187/20.NE in the Normenkontrollverfahren against the City of Bocholt based on the oral hearing on 30 May 2023.
- Once the written grounds for the judgement have been submitted, the remedial proceedings will be carried out immediately.

Also interesting

Bocholt Economic Development

If you have any questions or are looking for a commercial property, the **Bocholt Economic Development Agency** can help.

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