

13. January 2023

Urban land use plans

## 115th amendment of the land use plan Loikumer Weg

# The documents on the amendment of the land use plan are available for inspection by anyone during the display hours.

## Announcement by the City of Bocholt

### of the public display within the scope of the

### of the 115th amendment of the land use plan in the district of Mussum for the area south of Kreuzkamp, west of Loikumer Weg, north of Siegeheide and east of B 473

(here illustration - see separate file)

On 07.12.2022, the Committee for Planning, Building and Transport decided, with knowledge of the explanatory memorandum and the meeting's presentation, to open the 115th amendment to the land use plan to public inspection. Amendment of the land use plan in the district of Mussum for the area south of Kreuzkamp, west of Loikumer Weg, north of Siegeheide and east of the B 473 for the representation of new residential areas with corresponding green spaces and the representation of areas for utility facilities, for waste disposal and sewage disposal as well as deposits; facilities, installations and other measures to counteract climate change in accordance with § 3 para. 2 of the Federal Building Code (BauGB) and the participation of the authorities and other public agencies in accordance with § 4 para. 2 BauGB. The draft of the land use plan will be made available for public inspection from 25.01.2023 to 28.02.2023 inclusive. The disclosure shall take place during the display hours at the City of Bocholt in the Department of Urban Planning and Building Regulations, Kaiser-Wilhelm-Straße 52-58, 46395 Bocholt.

Comments on the plan can be submitted during the display period. Contact details: City of Bocholt, Department of Urban Planning and Building Regulations, Kaiser-Wilhelm-Straße 52-58, 46395 Bocholt

E-mail: [stadtplanung\(at\)bocholt\(dot\)de](mailto:stadtplanung(at)bocholt(dot)de)

Telephone: 02871-953-423 (Ms Overkamp)

Fax: 02871-953-385

Comments not submitted in due time may be disregarded in the decision-making process on the development plan.

Furthermore, it is pointed out that an association within the meaning of section 4, paragraph 3, sentence 1, number 2 of the Environmental Appeals Act is excluded in appeal proceedings pursuant to section 7, paragraph 2 of the Environmental Appeals Act in accordance with section 7, paragraph 3, sentence 1 of the Environmental Appeals Act with all objections which it has not asserted or has not asserted in due time within the framework of the period for display but which it could have asserted.

Disclosed are

- the drafts of the land use plan and the explanatory memorandum including the environmental report of August 2022
- the available environmental information and the significant environmental statements already submitted.

The following types of environmental information and significant environmental statements already available are available from the City of Bocholt:

I. Explanatory memorandum including environmental report of August 2022 on the amendment of the land use plan. In accordance with § 2 para. 4 BauGB, an environmental assessment is carried out for the environmental protection issues, in which the likely significant environmental impacts are determined and described and evaluated in an environmental report. In the explanatory memorandum and the environmental report, the existing situation and the effects of the plans on the protected assets of animals, plants, land, soil, water, air, climate, landscape, biological diversity, humans, their health, cultural assets, other material assets, as well as on the interactions between the individual concerns are examined and assessed in particular, applying Annex 1 to the BauGB.

Among other things, statements are made on the topics of animals, plants, land, soil, water, air, climate, landscape, biological diversity, humans, their health, cultural assets, other material assets and on the interactions between them. This is based on the expert reports and expert opinions/planning described in more detail below.

II. expert reports and expert opinions/plans on the amendment of the land use plan:

1. preliminary assessment under species protection law (stage I), January 2020, and expert report on species protection law (stage II), June 2022, Landschaft + Siedlung AG, Recklinghausen Topics: Recording and investigation of species relevant under planning law Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Animals, biological diversity

2. subsoil expertise, HINZ Ingenieure, September 2020, Münster Topics: Investigation of the subsoil with regard to the planned canal and road construction Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Soil

III. significant environmental statements by specialised authorities and other public bodies:

1. statement by the Bocholt waste disposal and service company dated 15.07.2021.

Topics: Water issues, urban drainage, waste disposal

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Soil, water, man and his health

2nd statement by the Wasser- und Bodenverband untere Issel Nord 22.07.2021

Topics: Concerns regarding the impairment of two rainwater retention basins.

Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Soil, water, humans and their health

3rd statement by Amprion GmbH dated 26.07.2021.

Topics: Supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other material assets

4. statement by LWL-Archaeology dated 26.07.2021

Topics: Reference to possible archaeological and palaeontological findings

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Cultural assets

5. statement by the NRW Chamber of Agriculture dated 28.07.2021

Topics: Loss of valuable farmland

Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: Plants, land

6. statement by Thyssengas GmbH dated 30.07.2021

Topics: Supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: Other material assets

7th statement by the Münster district government, Department 53, Plant-related Immission

Control dated 02.08.2021

Topics: Compliance with immission control

Particularly affected environmental interests within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: Man and his health

8th statement by Bocholter Energie- und Wasserversorgung GmbH dated 05.08.2021

Topics: Supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: other material assets

9. statement by the Münster district government, Department 54, Water Management of

02.08.2021

Topics: sustainable water management

Particularly affected environmental interests within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: Water

10. statement by Westnetz GmbH dated 13.08.2021

Topics: Reference to a high-voltage cable located in the planning area.

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: other material assets

11. statement by the State Office for Forests and Timber dated 19.08.2021

Topics: Protection and conservation of forest areas

Particularly affected environmental interests within the meaning of § 1 para. 6 no. 7, § 1a

BauGB: Plants, soil, landscape

12th statement by the district of Borcken dated 14.04.2021

Topics: Nature conservation and landscape protection, waste and soil protection, plant-related immission control, water management

Particularly affected environmental issues within the meaning of Article 1 (6) No. 7, Article

1a BauGB: Animals, plants, land, soil, water, air, landscape, human beings and their health.

13. statement by Vodafone NRW GmbH dated 27.08.2021

Topics: Telecommunications lines

Particularly affected environmental issues within the meaning of Article 1 (6) No. 7, Article

1a BauGB: Other material assets

The available environmental information and the environmental statements which the City of Bocholt considers to be significant are laid out. These are the documents I - III listed above.

**Display times:**

mornings:

Mondays, Wednesdays, Thursdays, Fridays from 08.00 - 12.30 hrs.  
in the afternoon:

Mondays, Wednesdays, Thursdays from 14.00 - 17.00 h

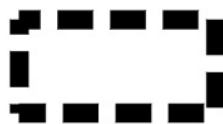
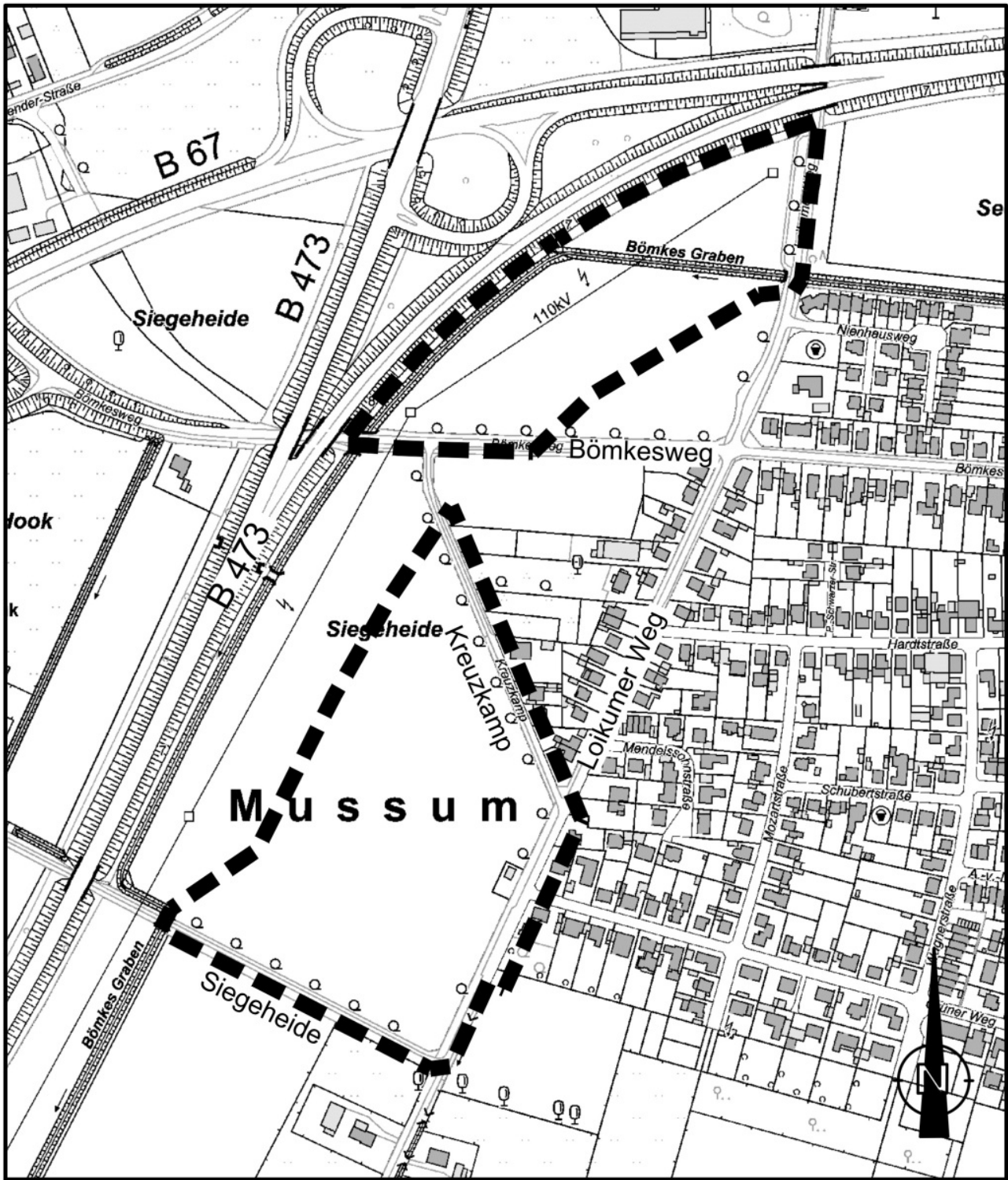
Note: Outside the above-mentioned times, appointments for inspection can be made by telephone on 02871-953-153 (Mr. Buschmann).

Further information is also available on the internet at <https://www.bocholt.de/rathaus/bekanntmachungen>.

Bocholt, 09.01.2023

The Mayor  
By proxy  
Dipl.-Ing. Zöhler  
City Planning Officer





Abgrenzung des Änderungsbereichs zum Flächennutzungsplan

Bocholt, im Januar 2023  
Fachbereich Stadtplanung  
und Bauordnung

Auszug aus der ABK  
(c) Kreis Borken

*Delimitation of the area of change to the land use plan*  
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