

NEW RETAIL DEVELOPMENT ON THE OUTSKIRTS OF PRAGUE: IMPACT ON LAND USE AND SOILS

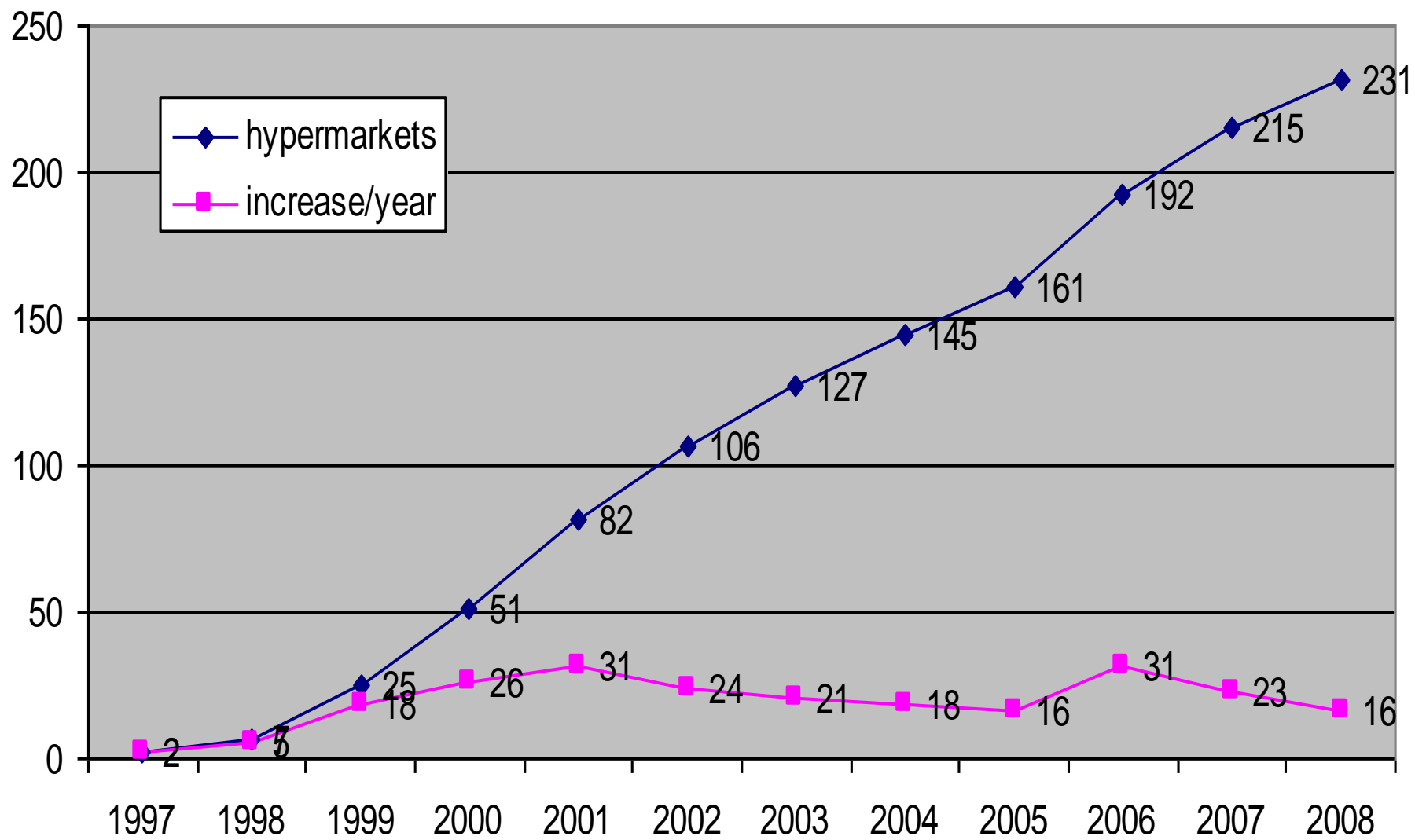
Jana Spilková, Luděk Šefrna
Charles University in Prague

IGU-LUCC Conference 2010, Prague

Retail in the transformational period

- 1989 – transformational changes
- retailing – most dynamic industry of the national economy

- new construction
- foreign retail chains
- large-scale outlets
- supermarkets, hypermarkets, discounts



Retail in the transformational period

- shopping mall – new phenomenon
- 1st in 1997 -> in 2010 some **230** shopping malls
- total sale area 2.3 bil sq meters
- 165 sq m per 1000 inhabitants
- shift to smaller cities – appropriate formats

Problematic aspects

- decline of city downtowns and outflow of commercial functions to the outskirts
- traffic problems, particularly the problem with parking,
- liquidation of small retailers, competition,
- architectural design
- changes in shopping behavior of people
+ land use changes

Problematic aspects

-> uncoordinated development of the large-scale retail facilities

?Regulation?

- „western“ European countries x post-communist countries
- Czech Republic – liberal approach of retail planning and regulation

Environmental impacts

- 2007 construction applications: **only 3** out of 140 submitted to the **EIA** process!
- total area 180 ha – **only 62 ha** in built-up areas (rest in mostly open landscape area)
- **92 %** planned as typical **out-of-centre** outlets
- **69 %** in **conflict** with nature and landscape **protection**

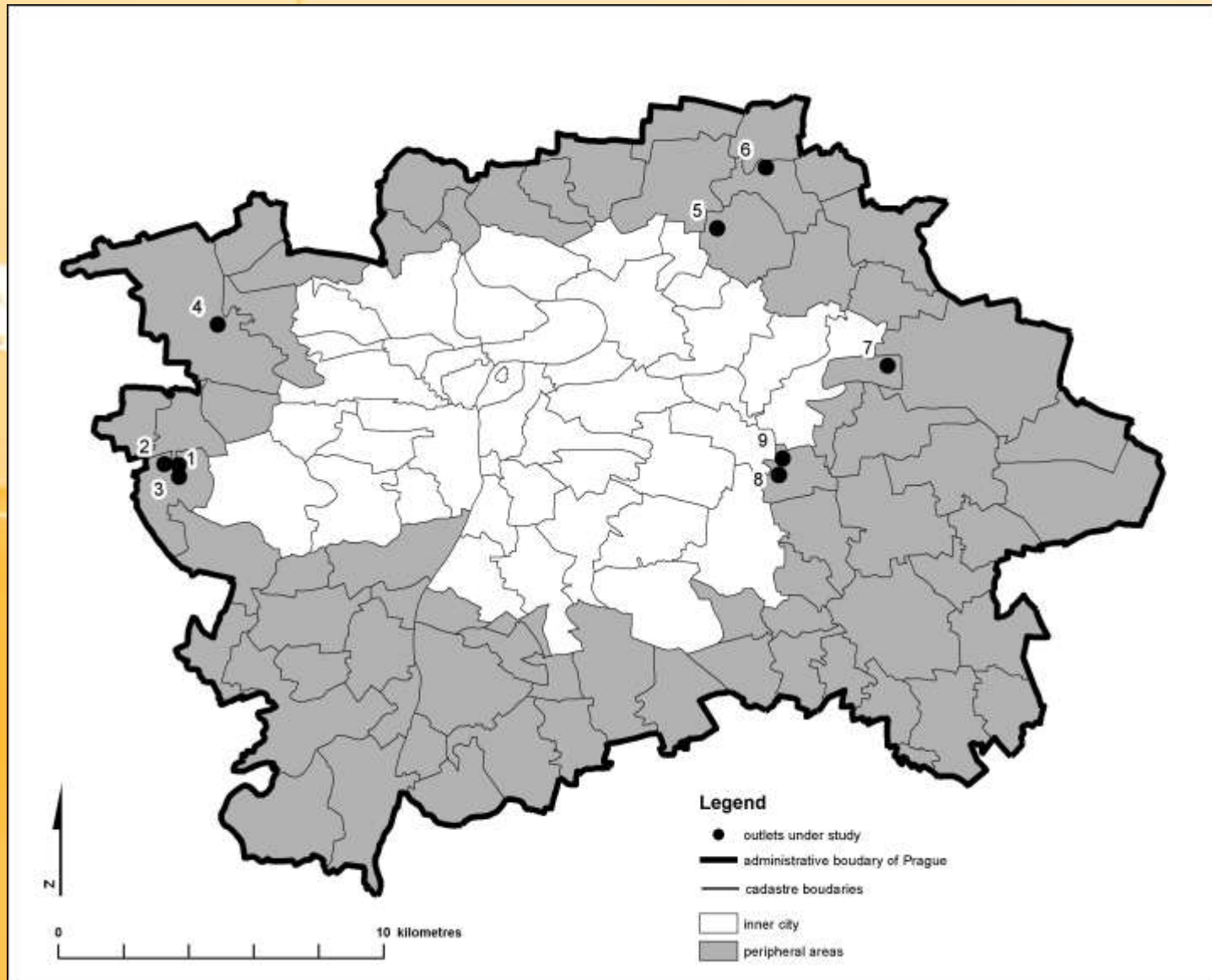
Environmental impacts

- agricultural land loses its importance in urbanized areas
- Generic transfer of property declines into drive for maximal profit -> land sold for construction:
 - i) demand for construction plots
 - ii) attractive location
 - iii) lack of enforcement of the legislative rights for soil protection

Environmental impacts

- location of new outlets on undeveloped agricultural land
- hypermarkets and DIY stores
- **47 %** of projected developments planned on **agricultural land**
of which another **17 %** represent appropriation of the land in **first category**

Case study – urban fringe of Prague



Case study – urban fringe of Prague

- Location aspects of large scale outlets:
 - 1) Flat terrain – economical construction
 - 2) Proximity of important transport routes

Quality of soil? ... secondary importance

- Exemption from the agricultural land stock
- Investors, developers – pay the charges

Case study – urban fringe of Prague

In %	Chernozems	Luvisols	Other
Prague - total	20.4	23.9	55.7
Inner city	11.0	10.1	78.9
Peripheral areas	22.1	26.5	51.4

- in the agricultural land stock predominantly soils of high quality diminish as a result of uncoordinated urbanization !

Case study – urban fringe of Prague

BPEJ	Soil type	Extension in ha	Price Points	CZK/m ²
2.01.00	Chernozem haplic	42.5	87	15.01
2.10.00	Luvisol haplic	6.7	80	13.79
4.10.00	Luvisol haplic	20.2	66	11.34
2.25.04	Cambisol (skeletic)	8.3	37	6.35
2.26.01	Cambisol	12.6	46	7.91
2.26.04	Cambisols (skeletic)	19.9	30	5.15
2.26.11	Cambisol	2.5	39	6.7
2.26.14	Cambisol (skeletic)	0.9	25	4.27
2.30.01	Cambisol	5.1	50	8.7
2.60.00	Chernozem gleyic, Pheozem	7.1	86	14.85
2.61.00	Chernozem gleyic, Pheozem	2.5	74	12.75

128.3 ha

Case study – urban fringe of Prague

	agricultural land 2007	agricultural land 1995	%	built up area 2007	built up area 1995	%
Čakovice	204.3	205.7	-1	43.2	45.5	-5
Letňany	191.4	230.1	-17	76.7	50.3	52
Ruzyně	350.2	380.4	-8	114.3	89.8	27
Štěrboholy	146.1	177.2	-18	27.3	19.8	38
Třebonice	277.3	306.3	-9	30.5	20.0	53
Černý Most	26.7	28.3	-6	26.0	12.7	105

Conclusions

- dynamic appropriation of agricultural land
- lack of effective control
- market saturation does not lead to a decreasing rate of new construction
- moving to smaller cities -> affecting agricultural land in the rural regions
- more efficient protection of soils with high fertility
 - > **crucial challenge**

The background image shows a shopping center at night, with a large building and a parking lot filled with cars. The scene is dimly lit, with streetlights and building lights providing illumination. An orange overlay is applied to the entire image. The text "Thank you." is written in a large, bold, orange font in the upper center of the image.

Thank you.

spilkova@natur.cuni.cz