

Abstract

The suburbanization process – a shift of population and activities from city centre to its fringe – is not only a socioeconomical phenomenon; city spatial expansion is a serious concern for an environment as well. The volume of suburban and sprawling areas is constantly increasing, moreover the character of this development is inefficient both spatially and energetically. A crucial changes take place in a landscape, which is being fragmented and homogenized. Those changes affect organisms, which live in the landscape; their natural environment is intensively modified and not all of them are able to get used to a newly created conditions and resist to a pressure of invasive species. A lot of compacted and impervious surfaces negatively influence not only the biota, but also a water quality, infiltration and water regime. Last but not least, new development seals a lot of quality agricultural land. Sealed soils are irreversibly deteriorated and become useless for further agricultural use. Despite the fact, that legislative in the Czech Republic should protect the high-quality agricultural soils, the study, made in the surroundings of D1 highway shows that's not the case. Two thirds of the commercial suburban development take place on the most productive and valuable soils. This number suggests poor consistency in local planning and a need for more efficient solutions.