

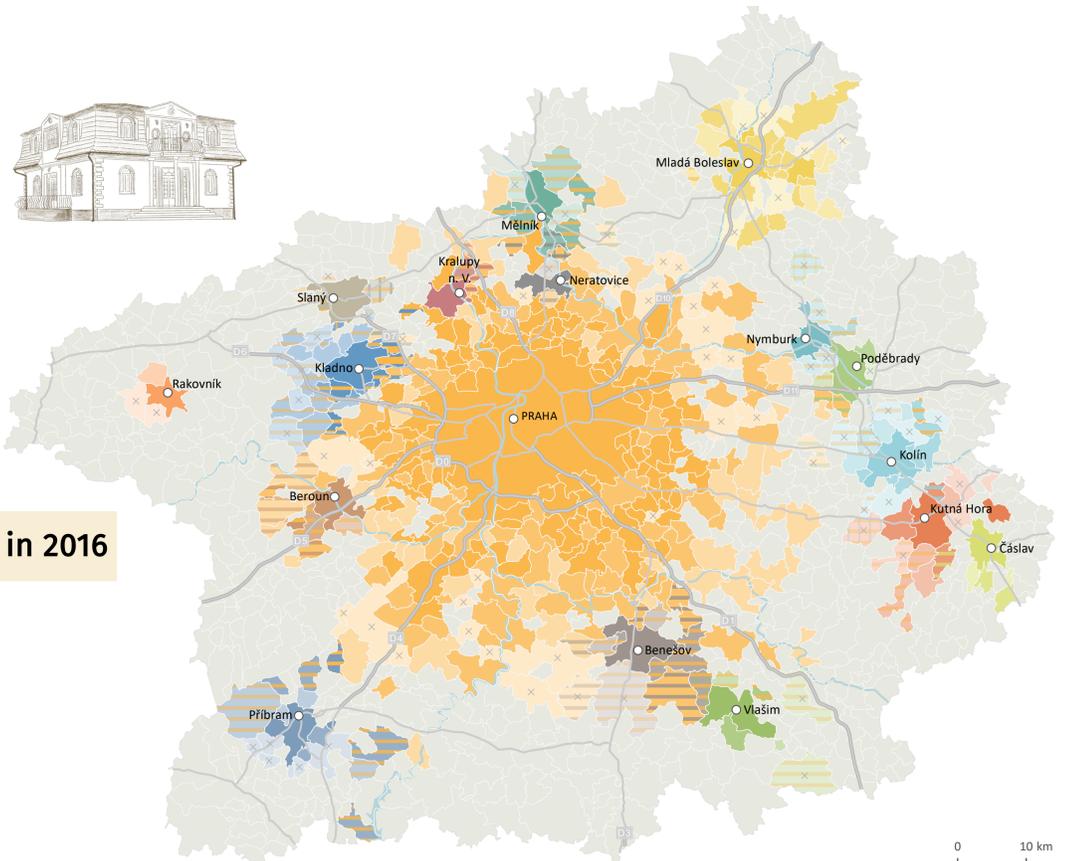
SUBURBANISATION

A full list of references can be found here:

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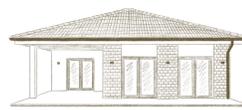


Suburbanisation is one of the processes that has most intensively affected the character of our settlements over the last few decades. Simply defined, it is the movement of population and its activities from the centres of urban regions to their hinterland, beyond the administrative boundaries of the source city. However, the link between the core and the suburbs remains strong, for example, due to commuting for work or for services. In the hinterland municipalities, there is intensive development, especially of single-family homes, sometimes even entire satellite towns. The influx of new inhabitants means a transformation of the social and physical environment from rural to more urban and goes hand in hand with the expansion of the functional regions of cities and the demands on their infrastructure. Today, Prague, as a suburban core, is expanding into a substantial part of the Central Bohemian Region.



Central Bohemian Region residential suburbanisation zones in 2016

Residential suburbanisation zones are defined on the basis of several criteria that show the interrelationship between the core and the suburbanized community. The key indicators for determining the affiliation to the core are the values of immigrants from the core city (a municipality can belong to up to three cores simultaneously), and the intensity of the suburbanisation process is then assessed on the basis of absolute and relative values of housing construction. The spatial pattern of the suburban zone distribution in the Central Bohemian Region shows at first glance how powerful Prague as the centre is. The diffusion of the suburbanisation process, according to the above mentioned criteria, occurs in the case of some municipalities even beyond the borders of the region. The Prague metropolitan region influences the suburban areas of other core cities in the region, at least as secondary cores. This is evident, for example, in the case of Kladno, Beroun and Benešov. As the map further indicates, the intensity of suburbanisation generally decreases with distance from the core. However, the pattern is not perfectly concentric - infrastructure plays an important role and, in the case of Prague, it is typically of a radial character.



Zones of suburbanisation



Number of suburban cores



Suburban core

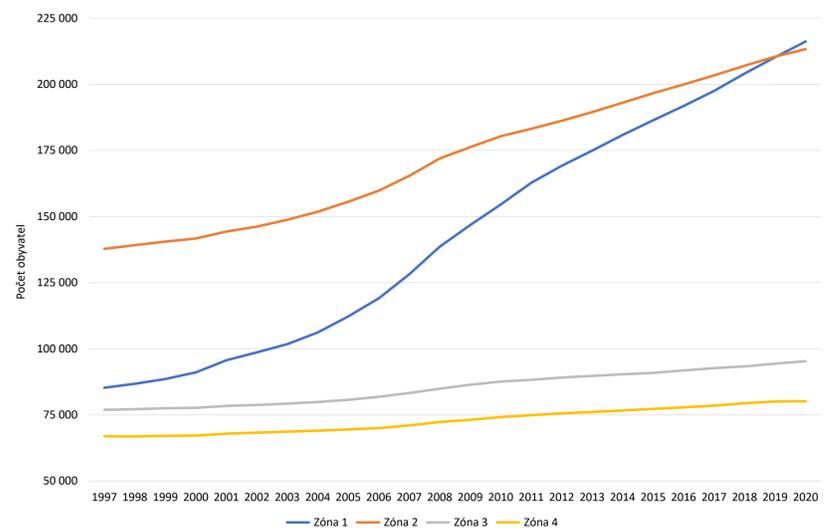
Affiliation to suburban core is expressed by colour

Municipality border
Highway
First class road

DELIMITATION OF PRAGUE SUBURBAN AREA IN 2016

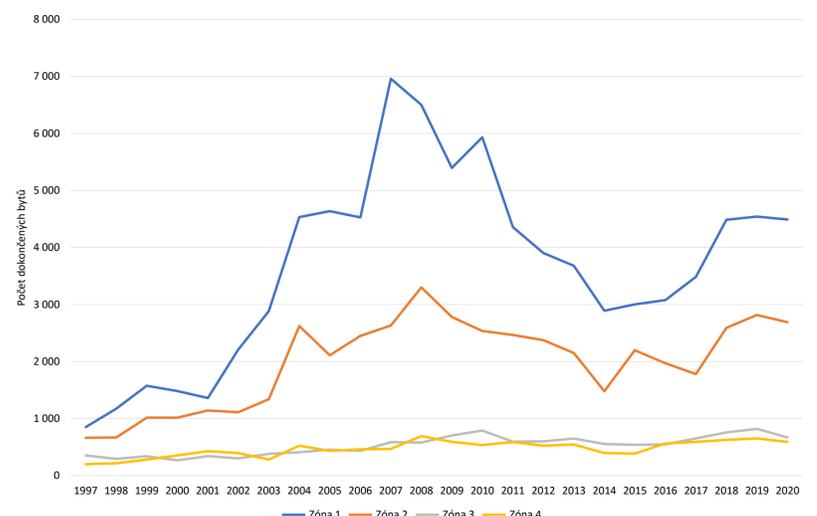
	Number of municipalities	Residents (1.1.2021)	Area (km ²)
Prague	—	1 335 084	496
Zone 1	127	216 215	820
Zone 2	126	213 316	1230
Zone 3	93	95 313	1020
Zone 4	52	80 170	775

Housing construction development in the Prague suburbs by zone (1997-2020)



Dynamic residential and commercial suburbanisation in Hostovice. Source: Hostovice (2020)

Development of housing construction in the suburbs of Prague by zones (1997-2020)



The populations of the municipalities most affected by suburbanisation have grown very dynamically in the past two decades. In the first zone, the current population is almost triple the number it had at the beginning of the study period. The intensity of housing construction in the hinterland of Prague started to increase steeply after 2000 and continued to increase until the global economic crisis of 2008, which also corresponds to the period of the highest population growth. After the crisis-induced downturn, construction has picked up again since 2014. The stagnation of the last few years is probably related to the COVID-19 pandemic, respectively, and its major impact on the economy and society. The graph shows a significant difference between the zones and the significant exposure of the first two zones. The slight delay in the start of the peak growth phase and the peak in the second zone points to the gradual nature of the spread of the suburbanisation process from the core into the surrounding area.