

**FORECASTING AND PLANNING OF LAND USE AND PROTECTION -
THE BASIS FOR DESIGNING SUSTAINABLE DEVELOPMENT OF
TERRITORIES**

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Land is an important productive resource without which agriculture is impossible. All this determines a special priority attitude to agricultural lands, their sustainable use and coordinates the government's actions on the fullest possible use of its own land resources, provided that issues related to food security and supply are resolved. At the same time, we note that the current situation in the process of agricultural land use is formed without proper land management support. The consequences of this allows us to conclude that sustainable land use planning should, first of all, become the basis of the state management system in the field of land resource use.

An important role in this process is played by land management, which makes it possible, with the help of a legal engineering system and technical, economic and legal measures, to organize ecologically and economically expedient use of land, to ensure effective territory organization and production location [1].

Land reform in Ukraine led to significant, especially in agriculture, structural changes in land ownership, land owners and land users. New problems arose in the system of land relations formation and regulation: formation of communally owned lands; restrictions on the use of privately owned lands; optimization of agricultural land use; accumulation of funds from land payments; constant improvement of the legislative and regulatory framework and land valuation methods; creation of a legal, economic and land management and organizational mechanism for the regulation of land relations and state interests, etc. Overcoming the economic crisis through full inclusion in the effective turnover of land and resource potential and improvement of land relations should be considered as a

priority direction of socio-economic development of Ukraine. Thus, this requires forecasting the development of land relations depending on changes in the structure of regional land use [2]

Acceleration of scientific and technical progress, population growth, expansion of industrial production require reduction of the productive land area, and thus bring to the fore the problem of further improvement of the relationship between nature and society, which includes planned use of land and reproduction of soil fertility. Society needs to know how much productive land will be needed in the future for the various branches development of the national economy, what area of land will remain at the disposal of the agro-industrial complex, what the productivity of the land is expected to be and what are the recommendations for increasing its fertility and protection. A significant part of the tasks can be solved with the help of land resources use forecasting the, which will enable the planning authorities to draw up scientifically based long-term plans for their use and will largely depend on the specialists in land management production of the Ukrainian land fund. In addition, economic transformations and reforms of various spheres of the country's economy require a planned approach, which will make it possible to optimize and rationalize production processes [3].

In the process of planning, the economic relations formed in society should be taken into account and the conditions for the development of a civilized land market should be provided, which will ensure its transparency and publicity, strict observance of rights to land plots, the availability of information support for land use planning, and also prevent the development of latifundia and the speculative market. All planned offers and developments taking into account modern economic theories, monitoring of the land resources condition and the experience of developed foreign countries should be oriented towards the implementation of current tasks set by the economy of the country, which functions in market conditions.

Taking into account the trends and directions in the course of agricultural land use, the process of its planning should be carried out on the basis of the agreed

implementation of the measures development to improve agricultural land use with authorities in the field of land and property complex management on the basis of land management documentation. In this context, when determining the imperatives of planning sustainable agricultural land use, taking into account the existing materials of land management, natural planning, urban planning, etc., effective interaction of land management, urban planning and environmental protection activities is ensured, which covers the entire territory of the country.

References.

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