

## PRIORITY OPPORTUNITIES FOR PLANNING THE LAND USE SYSTEM IN UKRAINE

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Orientation to market relations, which would be focused on issues related to the reconstruction of the economic space in the conditions of modern realities, also requires the justification of an action plan, which would be focused on the key aspects of the restoration of the land use system.

In the modern scientific literature, there are not enough publications in which the priorities are disclosed, which would reveal the aspects regarding the justification of the possibilities of land use planning in the system of land resources management in Ukraine in today's conditions. These are the works of such scientists as O. Dorosh, Y. Dorosh, H. Greschuk, I. Pashkov, etc.

Accordingly, the purpose of the publication is to justify the main key priorities regarding the prospects of land use planning in the land resources management system in the conditions of modern realities.

In Ukraine, the fundamental document that regulates territorial planning and urban planning is the Law of Ukraine "On the General Scheme of Territorial Planning of Ukraine" [1]. The Law of Ukraine "On Regulation of Urban Development" defines three levels of territorial planning: national, regional and local.

In our country, in 2020, the Verkhovna Rada of Ukraine adopted the Law "On Amendments to Certain Legislative Acts of Ukraine Regarding Land Use Planning" [2], which became a fundamental document for the practical implementation of a comprehensive spatial development plan of the territorial community.

As you can see, comprehensive land use planning was launched in Ukraine even before the full-scale Russian aggression. At that time, the advantages of this

law were the provision of wider opportunities for attracting investors, the development of the social component of territorial communities, and the full-fledged development of the economy.

Today, the Comprehensive Plan is a relatively new document that defines the planning organization of the territory, the formation of a unified system of public services, road network, engineering infrastructure, landscaping, protection of land resources, and phased development of territories.

Therefore, land use planning should, based on the assessment and directions of use of production resources, create a basis for making perspective decisions regarding the development of a specific territory.

At the same time, a comprehensive assessment of specific land use allows you to make informed decisions based on the assessment of available resources, prospects for the development of the territory, and the study of its unique features.

From an ecological and economic point of view, when planning land use and developing a Comprehensive Spatial Development Plan, such parameters as the level of territory development (nowadays, taking into account measures involving the restoration of disturbed territories), soil fertility, engineering development of the territory, development of production and industrial facilities, transport service, availability of labor resources. A comprehensive assessment of the territory should be carried out in such directions as the existing engineering and construction conditions of a certain territory, the available production, technical, demographic potential, the development of social infrastructure, recreational, nature reserve, the availability of transport infrastructure, the arrangement of the territory.

Therefore, in addition to the analysis of its natural conditions, the Comprehensive Plan for the spatial development of the territory, in addition to the definition of the main environmental problems related to the implementation of planning decisions, should provide for the assessment of the planned decisions and the prospects for their manifestation.

Therefore, the presence of a Comprehensive Plan for the spatial development of a territorial community is a promising step that will ensure the sustainable development of a certain community as a whole.

So that the main key priorities for substantiating the prospects of land use planning are the possibility of consolidating land plots, increasing productivity, revising state support programs for disturbed and destroyed territories, promoting mortgage lending and access of small owners to credit resources, providing land plots for development, taking into account the rules of urban planning, land use planning at the local level, provision of openness of information about land use planning at all levels, full restoration of the work of the State Land Cadastre bodies, unifying the efforts of central executive bodies and their territorial subdivisions, publicizing information by local administrative subdivisions in the format of open data, approving a plan for optimal and effective use of the territory of local communities, forming land plots and their use only on the basis of detailed plans, publicizing regional and district territory planning schemes, active involvement of stakeholders for the implementation of effective and perspective plans for the development of the territory.

### **References.**

1. The Verkhovna Rada of Ukraine (2002), The Law of Ukraine “About the General Scheme of Planning of the Territory of Ukraine”. *Ofitsijnyj visnyk Ukrainy*, vol. 10., p. 146.

2. The Verkhovna Rada of Ukraine (2020), The Law of Ukraine “On amendments to some legislative acts of Ukraine regarding land use planning”. *Vidomosty Verkhovna Rada of Ukraine*, vol. 46, p. 394. Available at: <https://zakon.rada.gov.ua/laws/show/711-20#Text> (Accessed 25 April 2023).