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RATIONAL LAND USE IS THE BASIS OF EFFECTIVE AGRICULTURE.

Natalia Prokopenko, Senior Lecturer in the Department of Geodesy and Land Management
Sumy National Agrarian University, Ukraine

Rational use of agricultural land is a guarantee of effective production of agricultural products, provides landowners, landusers and tenants of land plots with the opportunity to use land taking into account land protection and minimal impact on natural factors. This is achieved through the use of land use methods that do not lead to a significant decrease in the fertility of the grounds, and optimal interaction with natural factors. Providing all land users with opportunities for maximum, efficiency of the entire land use, taking into account land protection, is a key factor in successful agricultural production.

The essence of rational land use will be the efficient and competent use of land resources, ensuring the proper balance between economic, social and environmental interests.

Agriculture as a branch of public production has its own characteristics that distinguish it from other branches of the economy. Here are some of these features:

Seasonality of production: In the country, agriculture is associated with seasonality of production, which means that most of the work is done during a certain period of the year, for example during harvest.

Dependence on climatic conditions: Agriculture is highly dependent on climatic conditions such as rainfall, temperature, humidity, which can affect the quality and quantity of the crop.

A large number of small enterprises: the country's agriculture consists of a large number of small enterprises. This can lead to limited access to capital, technology and other resources, some for industry development.

Social importance: Agriculture has an important social importance, providing food to the population and creating jobs in rural areas.

High level of risk: Agriculture has a high level of risk associated with climate change, plant diseases, pests, market fluctuations and other factors that can affect yields and incomes.

Limitation: the area of agricultural land is limited both within the limits of the entire planet and individual countries, regions, at the disposal of business entities. This circumstance determines the irreplaceability of agricultural land for agricultural production [1].

The above indicates how important the rational use of available agricultural land is for agriculture. At the same time, the concept of "rational use" means:

1. Effective use of land resources: intelligent and competent use of land plots in order to maximize their potential and ensure a proper balance between economic, social and environmental interests.

2. Conservation and restoration of foundations: protection of foundations from degradation and pollution, restoration of foundations subject to erosion or other types of degradation.

3. Protection of natural resources: protection of water resources, forests, biodiversity and other natural resources from pollution and degradation.

4. Minimizing the negative impact on the environment: avoiding or reducing the harmful impact on the environment due to the use of land resources.

5. Social aspects: ensuring equal conditions of access to land resources for all social groups, ensuring stability and security of land use for the population and other social groups.

6. Economic aspects: ensuring the economic efficiency and competitiveness of the use of land resources[2].

A necessary condition for the rational use of lands is to increase the efficiency of their use in agricultural production. It is dictated by two groups of factors: economic and environmental. All these factors are mutually determined and closely related to each other.

Irrational use has led to the reduction of productive lands, a decrease in their fertility and a decrease in the production of agricultural products, and the deterioration of the ecological condition. Land continues to fall out of economic use, soil fertility is decreasing.

Serious problems of preserving the land resource potential of agriculture have arisen and are steadily increasing in the country, caused by large-scale land disturbance, soil pollution and degradation, and loss of soil fertility. These problems can be conventionally divided into three large groups, which include:

- problems related to soil degradation and loss of soil fertility as a result of improper and exhausting agricultural management;
- problems related to physical and chemical effects on soils, leading to their disturbance, pollution, flooding and other negative phenomena.
- quantitative reduction of agricultural land, caused by rejection for industrial and urban planning needs [3].

The problems of soil degradation are caused by non-compliance with crop cultivation technologies that ensure the preservation and increase of soil fertility. Several main reasons for soil degradation can be named here. These include non-observance of the crop rotation system in agriculture, predatory attitude to the land and agronomic illiteracy.

In addition to the listed negative effects on soils, irreparable damage to soil fertility is caused by over-compaction of the soil, caused by the use of heavy machinery and an increase in methods of processing crops during their cultivation; soil salinization caused by the use of mineral fertilizers in excessive quantities; an increase in soil acidity caused by the cessation of soil liming and a number of other negative phenomena.

The main negative factors of the third group of problems are:

- reduction of the area of agricultural lands as a result of their transfer to other

categories and their use for non-agricultural purposes;

- loss of the soil itself as a result of land disturbance by construction and mining works. Agricultural land is allocated for purposes related to agriculture, mainly construction and mining. As a result of mining, agricultural land is disturbed by mining[4].

Finally, we note that as a result of the practice of irrational use of agricultural lands, their degradation continues to increase. In case of growing importance of land as a factor of production, these trends are extremely negative. A rational approach to the use of land is economically and socially beneficial for agricultural producers, as it allows to obtain a long-term and sustainable effect thanks to the scientifically based exploitation of land resources that are qualitatively preserved and constantly updated. Agricultural enterprises must take into account the ecological efficiency of land use as the main element of the construction of production activities. This, in the end, will affect the efficiency of the use of land resources.

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