

порядку різниця може відзначатися у показників режиму вітру, термічного режиму та режиму вологи.

Надалі ці параметри були уточнені автором для території України на трьох рівнях просторового узагальнення – зональному, регіональному і локальному, що дозволило виконати оцінку просторового розподілу ресурсів світла, тепла і вологи, на основі якого проведено різномасштабне агрокліматичне районування території України за радіаційно-світловими і тепловими ресурсами та ресурсами вологи.

Складені тематичні і комплексна карти агрокліматичних ресурсів території України з виділеними мезайонами дозволяють отримати вичерпну інформацію про більше 30 показників кліматичних і агрокліматичних ресурсів, що достатньо для проектів землеустрою на регіональному рівні (регіони, адміністративні області).

Для подальшої деталізації інформації про агрокліматичні ресурси здійснюється на основі великомасштабних (не дрібніше 1:50000) топографічних або гіпсометричних карт, за якими здійснюється виділення ділянок з різними формами та елементами рельєфу, карт гідрографічної мережі та ґрунтового покриву. Безумовно наявність карт існуючого землекористування на момент розробки проекту майбутнього землеустрою значно покращить точність великомасштабної комплексної карти природних неоднорідностей підстильної поверхні, яка є основою для складання тематичних або комплексної мікрокліматичної карти. Саме такі мікрокліматичні великомасштабні карти є прикладом ландшафтної карти – основою для складання проектів землеустрою на локальному рівні.

## **ASSESSMENT OF FACTORS OF SUBURBAN TERRITORIES' DEVELOPMENT**

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The development of intraregional territories, such as suburban areas, is one of the elements of regional economic transformation and largely determines the pace of development of the region itself. Suburban areas, which are developed thanks to the

city center, are an integral structure of urban agglomerations. Suburban location of territories is of great importance for their economic development and level of integration.

One of the leading research areas of economic geographers, economists both domestic and foreign, is the study of suburban areas, namely factors, functions, and connections.

Many scientists in their works consider the factors of development, describe in detail the functions of suburbs, without explaining specifically, what their conclusions are based on. The functions of suburbs can be considered on the basis of the types of activities, associated with the city.

The purpose, main activities, specialization, processes and functions of land resources largely determine the factors of their development. Factors – the driving force, the cause of a process, the phenomena that determine its nature [5]. Considering the evolution of causal relationships of socio-economic development, scientists identify the main factors of this development. Among the fundamental factors A. Lyakhov identified natural-geographical factors, population density factor, economic past, impact of the state and legal order, culture of the population [2]. T. Malthus, M. Kovalevsky as the most important factor called the population density factor. Economic science has identified three fundamental factors for the development of the territory - labor, land, and capital. Naturally, over time, such factors as technological progress and innovation have become important.

Over time, scientists began to consider the factors that affect not only the development of the country's territory, region, but more specifically. For example, Stadel proposed a detailed list of factors for the development of suburban territories [6], and in this regard identified four groups. The first one – the General characteristics of the territory (economic and geographical location, development of transport infrastructure, spatial organization, physical and geographical characteristics). The second one – socio-cultural factors, they reveal the image, quality of life of the population, housing and recreational preferences. The third one – economic factors (efficiency of land use, following the efficiency of redistribution of functions between different parts of the city and its agglomeration). The fourth one – administrative and political factors related to making decisions on the territorial organization of suburbs, the introduction of administrative borders, etc. The important aspect is the ratio of different levels of power. In turn, based on the studied material, we have identified the following factors and their characteristics.

One of the factors that determines the development of suburbs, is geographical, and the main resource is land resources. Depending on climatic conditions, the earth's surface, geological structure (the presence of ravines, swamps, favorable or unfavorable weather conditions, soil quality), the value of land resources and their intended purpose is formed. For this purpose, it is necessary to justify the corresponding categories of land with a certain legal regime of use. The geographical factor in this situation could still be called a prerequisite for the development of the territory.

The economic factor determines the categories of land – a set of land plots that are homogeneous in their purpose or functional purpose, allocated as a special group of land, depending on their natural, social and economic significance, the effectiveness of their use, the development of agriculture, the presence and functioning of industrial facilities. Due to differences in natural, climatic and other conditions the land has varying degrees of usefulness that are different from each other with their natural characteristics and values, various economic and social value that specifies the development of suburbs on the one hand and areas for improvement of industry, placement of enterprises, organizations of municipal economy, development of transport infrastructure on the other. The economic factor considers the entire economy of the suburb, including that related to agricultural production.

One of the leading factors that determine the functions of a suburb is demographic and social factors that affect the size (area) and number of settlements, the location of new and development of existing settlements, and the quality of life of the population. The suburban area is characterized by high rates of urbanization, creating a single urban agglomeration. Urbanization means "the process of concentration of population and economic life in large cities", which usually causes "the spread of traits and features peculiar to the city, the industrial center in the countryside" [1] and, above all, in the surrounding areas. Urbanization "covers the socio-professional and demographic structure of the population, its way of life, culture, placement of production forces, settlement,... it is characterized by an influx of rural population to cities and an increasing pendulum movement of the population from the surrounding villages and nearby small towns to large cities" [3].

The cultural and recreational factor – the creation of places of recreation and organization of tourism, physical culture and sports activities – has a great significance. Recreational use is given to the land provided to sanatoriums, rest homes and other facilities for organizing recreation of the population, as well as the

land of suburban green areas. Recreational areas include parks, gardens, urban forests, forest parks, squares, beaches, ponds, lakes, and other objects.

The suburb, which has the great importance for the socio-economic development of the city, is influenced by it. There is competition for ownership of land plots in the immediate vicinity of the city. The main set of problems of economic, legal, and social nature that arise in a suburban area is outlined: haphazard withdrawal of land for various needs, lack of territorial planning, violation of the stability of development of administrative-territorial units, reduction of agricultural land, violation of the organization of territories of agricultural enterprises, loss of incentives for the development of remote suburban territories, outflow of the population to the city, non-compliance with environmental legislation during the development of land plots, increased man-made load on the territory, pollution and clutter of land, lack of environmental protection measures [4]. These issues must be regulated by an administrative and political factor.

The study of works on the problems of urban development, the use of suburban areas, makes it possible to highlight the direction and stability of the main connections of the city with the surrounding areas, to generalize the functional purpose of the suburban area. The city's contact with suburban areas develops into internal connections that can be logically established between the main factors. Development factors are the basis for the designated purpose of land resources, which in the future assumes the functions of suburban territory.

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