

**XXVIII INTERNATIONAL SYMPOSIUM ON  
MODERN TECHNOLOGIES, EDUCATION AND PROFESSIONAL PRACTICE  
IN GEODESY AND RELATED FIELDS**

**Sofia, 08 - 09 November 2018**

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**THE TERRITORIAL BALANCE – MAIN TOOL  
IN SPATIAL PLANNING**

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**SUMMARY**

The subject of this report is the territorial balance at national level. It has been studied as a key document for establishing trends and changes of the areas of land resources, and also as a tool for identifying stockpiles in their use. The changes in the distribution of the land resources in Bulgaria and the European trends in that matter are in the focus of the study. The territorial balance in different historical periods has been examined, as well as its role in the spatial planning process. Proposals are submitted to support its more active role in spatial planning by laying down clear legal requirements for its compilation, maintenance and adjustment to optimal values.

Key words: territorial balance, land resources, spatial planning, legislation

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