

## **ABSTRACT**

In recent years there has been a growing interest in using agricultural land for non-traditional uses, and in particular as a space where various urban-style uses can be implemented, including a number of industrial and service sector uses. This study looks at the key issues that these changes in use inevitably raise under regional and urban planning regulations, particularly in the Valencian Community.

The study is based on the following three areas of analysis: (i) the categorisation of land using planning classification techniques and the consequences classification has for the rights and duties of landowners, in particular rural landowners (chapters I and II); (ii) how the intervention of various regional authorities affects rural land, principally through regional and local planning actions(chapters III and IV); and (iii) one of the key questions, especially in the Valencian Community, which is the mechanisms that must be put in motion to allow rural land to be used for industrial and service industry uses in view of the applicable planning regulations (chapter V).

The analysis of these issues is essentially legal, and results from the examination of the regulations, doctrine and legal precedents on these matters. In an attempt to contextualise this analysis, factual and statistical information of interest is also provided.

The working hypothesis on which this investigation was based has, in general terms, been confirmed. We have found that the regional regulation of the key issues that the use of rural land in the Valencian Community for urban activities poses has evolved in recent decades in a relatively positive way, both in terms of limiting the excessive discretion that previously prevailed in this area as well as putting in place tailor-made mechanisms to facilitate the implementation of those uses. That said, there are a number of adjustments that could be made to ensure their correct configuration, especially in the case of the said tailor-made mechanisms.