

ABSTRACT:

Present investigation analyzes local urban practice in the *Comunitat Valenciana* —'Valencian Region'— in 1956, year in which first *Ley del Suelo* —'Land Planning Act'— in Spain was passed, at the end of the autarky period, and at the doors of economical takeoff and of the industrialization and land development processes owed (at big scale) to a massive immigration from country to cities, and to an spectacular increase on coastal tourism, all these situations taking place after approval of the *Plan de Estabilización* ('Stabilization Plan') in 1959.

Different ways of understanding land planning characterize this period of transition marked by the coexistence of administrative regulations with a dual character. Those ways derived from local tradition heir of the *Estatuto Municipal* —'Local Statute'— of 1924, and those ways coming from the increasing intervention of state in land planning after Spanish War (1936-39), that culminated on May, the 12th, 1956, when the first Spanish Land Planning Code was passed.

The analysis of the different planning practices leads us to propose a classification of municipalities —“autonomous”, “assisted”, “ward”, and “silent”— that will help us to explain which the process was of generalization of land planning in each of the three provinces of actual *Comunitat Valenciana*. Special attention has been taken on the comparative study of different land planning instruments used those years, all of them being predecessors of *Plan General de Ordenación Urbana* —'Master Plan of Urban Development'— (the main instrument of the Land Planing Act at 1956), and previously classified according to typology, city model proposed and disciplinary and proactive contents. Thesis is completed with a recompilation of part of material used, some of it unpublished, and structured in three annexes of a legislative, regulative, and urban character.