

Assessment of Factors Affecting Urban Planning and Physical Development In South-Western, Nigeria

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ABSTRACT

The state of the physical environment in the urban centers is a major source of global concern. This is more evident in third world countries like Nigeria. The population growth in the cities has led to physical expansion of the cities beyond its limits. This growth is faced with challenges such as deficiencies in housing, infrastructure and outlook. Control of development is therefore paramount to physical planning. This research aimed at assessing the factors affecting urban planning in south-western, Nigeria between 2003 and 2013. It explored the perception of residents to physical planning and factors that affects physical planning and urban development. The Methodology adopted for this study collects data from both primary and secondary sources. 207 questionnaires were administered to respondents from selected states. The agency responsible physical planning, administration in the state was also considered. Random sampling was used in administering the questionnaires. Result from the study indicated that factors such as awareness, funding, corruption, low level enforcement of physical development policies and cumbersome nature of plan approval has been an impediment to physical Planning. It is therefore recommended that advocacy planning and community participation will help to stem down the challenge often associated with physical planning in urban centers. this will provide opportunity to have effective and sustainable planned physical environment that is good for both present and future generation.

Keywords: Physical Planning, Development, Urban Centers, Advocacy, Sustainable Development

Aims Research Journal Reference Format:

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1. INTRODUCTION

Extant literature shows that the platform of development debate is now on the rave of the moment "sustainable development" which is a shift from mere sustained growth of a society to the level whereby such growth do not jeopardize the need of the future generation. Sustainable development is predicated on the articulation and incorporation of environmental and human needs in the pursuit of economic growth and development objectives (Aina, et al, 1992). It however has human, sociological, economic and physical development dimensions. This paper is concerned primarily with the environmental and physical dimension of the concept of sustainable development even though these various dimensions cannot be completely separated as one cannot be achieved without the contribution of the others. The early debates were on the need to create "green cities" (Leff, 1990). While some definitions linked social and economic development to environmental development. The World Health Organization (1992) opinions were that sustainable urban development should be concerned with the achievement of more productive, stable and innovative economies at low resource use. The definition by the World Commission on Environment and Development (1987) which emphasized meeting the "needs of the present generation without compromising the ability of future generation to meet their own needs became the popularly embraced definition.

The state of the physical environment, particularly the urban centers, presently is a major source of global concern. The concern is more evident in respect of third world countries like Nigeria and countries in the sub-Saharan Africa. This is evident from the fact that the urban environment is greatly man made. The protection of the urban areas of human injurious physical, social, economic and political activities should be the man's paramount responsibility. Invariably, the concern of agglomeration of population in urban areas leads to the quest for more basic utilities and facilities to commensurate with the demographic structure. Nigeria is the most urbanized country south of the Sahara on African continent with many of her large towns growing at between 4 and 5% per – annum despite the present economic recession.

This growth, however, has been accompanied by enormous deficiencies in housing, water supply, sewage, electricity, formal education, health facilities and so on, including transportation and communication facilities. As the core of towns and cities are too crowded, this uncontrolled and unplanned urban sprawl is capable of impacting negatively on the environment as this can affect the aquifer, the ecosystem, pond life, wood land, soil erosion and recreational facilities, with people and vehicle in conflict while the peripheral areas (suburbs) are sprawling fast (Ogundele et.al,2010)

This is why the issue of controlling physical development in the urban settlement is crucial to the health of our cities. For instance, the sitting of incompatible development based either on the ground of social, economic or political interventions is a serious threat and very harmful to the co-existence of human and the other components of the built up and developing sites.

Sustainable development concept is a shift from mere sustained growth of a society to the level whereby such growth does not jeopardize the need of the future generation. Sustainable development is predicated on the articulation and incorporation of environmental and human needs in the pursuit of economic growth and development objectives (Aina, et al, 1992). It however has human, soci-economic and physical development dimensions. Early literature on sustainable development did not lay much emphasis on physical dimension of the concept but it later became apparent that sustainability cannot be achieved in other facets of human development without the compliment of the physical environment. Thus sustainable physical development came into the debate. The early debates were on the need to create "green cities" (Leff, 1990). While some definitions linked social and economic development to environmental development, the World Health Organisation (1992) opined was that sustainable urban development should be concerned with the achievement of more productive, stable and innovative economies at low resource use.

The definition by the World Commission on Environment and Development (1987) which emphasized meeting the "needs of the present generation without compromising the ability of future generation to meet their own needs became the popularly embraced definition. Basically the concept of sustainable development is an attempt to articulate and incorporate environmental and human needs in the pursuit of economic growth and development. It is a process of change in which the exploitation of resources, investments, application of technology and institutional change are in harmony and enhances both current and future potential to meet human needs and aspirations (Adeyinka, 2005). The World Commission on Environment and Development (WCED, 1987) known as "Our Common Future" defines sustainable development as one that meets the need of the present without compromising the ability of the future generations to meet their own needs.

More prominence was given to the concept of sustainable development due to its emergence as one of the key resolutions of the United Nations Conference on Environment and Development (UNCED) held at Rio de Janeiro in 1992 and seconded by the Habitat Conference at Istanbul, 1996, who emphasis were on the need for sound environmental management in order to achieve the objectives of sustainable development. The Human Development Report (2004) records that 45.9% of the 120.9million (2002 estimates) large population of Nigeria resides in urban centres. According to Mabogunje (2002), residents of urban centres in Nigeria in 1950 were less that 15% of the population. By 1975, this proportion had risen to 23.4% and by 2000 was 43.3%.

According to him, urban population growth rate is 4.8% annually; markedly higher than the national annual growth rate of 3.18 % (HDR, 2004). The implication of this scenario is that by 2015, more than half of the nation's population would be urban dwellers. According to Mabogunje (2002), the 1991 National Population Census recorded 359 urban settlements of at least 20,000 people in the nation and estimated the figure to have increased to 450 by 2000. Demographia (2014) however identified 18 major cities or urban areas in Nigeria with a total urban population of 35,624,000, an average density of 26,300/square mile, making up 2.0% of world urban area and 1.9% of world urban population. With this continuous increase in the urban population, there is no corresponding change in the provision of infrastructures and facilities to sustain this level of urbanization. The major challenge is therefore, the complete lack of proper planning which is a feature of urbanization in developing countries.

Urban planning and development problems in Nigeria could be viewed from both socio-economic and environmental perspectives. Increase in the urban population has resulted in the proliferation of slums and informal peri-urban settlements otherwise known as shantytowns. The shantytowns as described by Aina (1990) are deprived settlements characterized by excessive residential densities, largely uninhabitable housing and the absence of sanitation, basic infrastructure and social services. They harbour migrants from the rural areas who are unable to fit into the economy of the city and so tend to find solace in informal activities and crime. The proliferation of these shantytowns results in the unwieldy expansion of the urban centres which poses a major planning problem as provision and management of roads, drainage and sewage systems among other infrastructure proves very difficult.

The study area for this research is the Southwest Nigeria; defined to include the area lying south of the Niger-Guinea Coast watershed. This watershed forms a divide between the river systems flowing southward down the Guinea slope into the Gulf of Guinea and those flowing northward into the Niger River basin. Prehistoric culture thrived in the forest zone of Southwest Nigeria in the context of the natural environment. The natural environment had provided the performing stage upon which, humans played the varied roles of livelihood be it in terms of subsistence, social or political behaviour. Human habitations in the region are also within definable localities and are dependent on a combination of the actual needs of the prehistoric groups in terms of subsistence among other needs. Hence, such study as this will be inadequate if the environment is not adequately characterized, and by implication used as a basis for understanding the nature of prehistoric societies in the region and the nature/recovery contexts of artefacts in the sub region.

South Western Nigeria with a Land Mass of 76,852 square kilometres and population of 25.2 million today owns and/or control 60% of the nation's industrial capacity, 44% of banking assets, 67% of insurance assets and is house to the nation's three deep sea ports of Apapa, Tin Can Island and Roro; the busiest international airport of Ikeja, three thermal stations of Egbin, Papalanto and Omotosho. Today, its three major industrial estates of Agbara, Ikeja and Ota are all linked to gas under the West African gas pipeline plan and piping of gas is on-going from Ota to Abeokuta. Added to these, the South Western population today is the most educated as western education came through there and education as a resource was democratized since the early sixties (Bello, 2014). The aim of this research is to examine the various factors that have intrinsically affected physical planning and urban development in south-western Nigeria; and the specific objectives to help achieve this aim of the research are to: Assess the Perception of Residents on the Improvement in Physical Planning and Urban Development; Assess the Factors that have Affected Physical Planning and Urban development and Analyse the level of Awareness of the Duties of Professional Planners.

2. METHODOLOGY

Both primary and secondary data were sourced for the study and the data type included photographs, maps, planning schemes etc. Questionnaires were administered on the various stakeholders involved in the physical planning process in the study area and the residents of the area. The secondary data collected for this research includes; Literature on Physical Planning and Urban Development, Sustainable Development, Urban renewal, urban forms, well-being etc. which were obtained from university library, local and international journal publications, and other internet publications, these were used for the purpose of building up literature. The primary data that was obtained for this research work in order to obtain the perception of the residents of the south-western Nigeria as regards urban planning administration and physical development initiatives of successive governments in the region, this is important because all physical development and urban planning issues in south-western Nigeria has a direct bearing on the livelihood of the residents in the region. This data was therefore, collected using a structured questionnaire that was administered on the residents of south-western Nigeria in the course of this research work.

The questionnaires designed for the collection of these primary data were structured according to the five objectives of the research. This structure is aimed at ensuring that, enquiries and questions asked are of relevance to, and addressing specific objective of the research. The sample frame for this research is the total projected population of the 9 settlements randomly selected as shown in Table 2.1. The sample size of this research is therefore computed from the 1991 population census figure of the settlements selected and projected to 2014. After computing the population of the selected settlement by projection using the population projection formula shown below;

$$P_t = P_o (1+r/100)^n$$

Where, P_t is the projected population;

P_o =Base population

$R = 3.2$ (population growth rate)

$N =$ Time interval of population projection

The total population of the area to be sampled was 151,650, in order to compute the sample size, therefore, which was the number of questionnaire administered, 0.1% sample is taken from the total projected population of sampled settlements in Lagos and Oyo state; while, a 1% sample is taken from the settlements sampled in Ondo state. This disparity became necessary because of the relatively low population of the settlements sampled in Ondo state compared to the settlements sampled in Lagos and Oyo state. This disparity, therefore, ensured a good distributed and administration of questionnaires in the study area. The total sample size computed (Table 2.1) and used for questionnaire administration in this research is 207. Sampling procedure describes the steps involved in selecting the samples to be used for the study (Yusuf, 2003; Agbola, 2003). Overtime, selection of representative and generalisable sample in a research is an aspect that cannot be avoided or ignored. As a result of this, a multi-stage random sampling technique was adopted in selecting the study area and household for study using geopolitical zone delineation.

First, the states in the south west geopolitical zone were identified and 50 per cent of the states were randomly selected for the study. The random selection resulted in Lagos state, Oyo state and Ondo state been selected for questionnaire administration. This is to enable the research to have a comparative study on the various urban development and physical planning actions of successive political/ Democratic regimes across the South-Western Nigeria from 2003-2013. This ensured a collection of a good deal of data between the low and moderate income group on the socio-economic, environmental, and political perspectives of the residents/ household on the rejuvenation of urban planning and physical development in the South-Western Nigeria. A comparative study of this type will help to give insights into issues that are particular in each state of the region and the attributes of urban planning and physical development rejuvenation that are generalizable and those that are peculiar to specific democratic regimes in the South-Western Nigeria between 2003 and 2013.

Second, in order to ensure good representation of the subject matter, random selection technique was used in selecting one senatorial district from each state and these include Lagos west in Lagos, Oyo south-senatorial district in Oyo state and Ondo central senatorial district in Ondo state. Thirdly, since most of these senatorial districts are composed of different local governments, and presented thus Lagos west has twelve (12) local governments, Oyo south has eight (8) local governments and Ondo central senatorial district has six (6) local government areas, furthermore, one local government area was randomly selected from each senatorial districts earlier selected for study. The randomly selected local government areas in Lagos state is Ikeja, in Oyo state its Ibadan North and Akure South local governments in Ondo state. These local governments areas reflect the dynamics of urban areas as regarding urban planning and physical development in the area of Housing, Road infrastructures, Urban renewal, Educational improvements, Health improvement etc. issues pertinent to urban planning and physical development rejuvenation.

Fourthly, since urban areas are the areas of interest in this research, urban localities with population of over 20,000 persons (urban locality benchmark population for Nigeria) was identified in the selected local government areas in the three (3) states for the study as shown in Table 1.8. Urban localities in the selected LGAs were identified using the 1991 National population commission figure for urban localities and projected to 2014, however, some of the settlements selected were observed not to have met the criteria of population set, but, they met other criteria such as those that are administrative headquarters. It became imperative to explore other criteria to determine an urban settlement as only a few of the settlements identified in the 1991 population census met the population criteria as set.

Finally, after identifying the different urban localities in the various local governments, 3 of these urban localities were randomly selected for each of the LGAs. These settlements randomly selected include: Alausa, Ogba and Oregon in Ikeja LGA, Mokola, Sango and Agodi in Ibadan North LGA and Oda, Adofure and Ipinsa areas of Akure south LGA of Ondo state. Overall, having identified the various urban localities and randomly selecting 9 urban localities in the South-Western Nigeria, the purposive sampling technique was adopted in order to administer the questionnaires allotted to each State in the study area on streetwise bases.

3. METHOD OF DATA ANALYSIS

The primary data so collected shall be analysed using the statistical package for social sciences (SPSS), this is to enable us make a further identification of variables to be recorded for further inferences.

Table 1: Sampled LGAs, Population and their Urban Localities as Selected

State	Selected Local Govt. Area	Settlements Randomly Selected	1991 Population of Selected settl.	2014 Proj. Pop. of the Selected Settlement.	Sample size = 1% of Total Pop. In IkJ. and Ib. North and 0.1% for Ak. South
LAGOS	Ikeja	Alausa	10,690	21,375	22
		Oregon	10,705	21,405	22
		Ogba	7,264	14,525	15
OYO	Ibadan North	Mokola	17,014	34,022	34
		Agodi	4,405	8,808	9
		Bodija	22,779	45,550	46
ONDO	Akure South	Oda	1,713	3,425	34
		Adofure	704	1,407	14
		Ipinsa	567	1,133	11
TOTAL	3	9	75,826	151,650	207

4. DISCUSSIONS AND ANALYSIS

certain factors have affected physical planning practice and operations in the South-Western, **Table 2** first tries to understand if residents actually believe the fact that there have been certain improvement in physical planning and urban development in the South-Western Nigeria, between 2003 and 2013 an enquiry to which an overwhelming majority of residents sampled posited that there have actually been serious improvement as 95.7% of residents sampled answered in the affirmative, while, only 4.3% believed otherwise.

Furthermore, on a state wise basis, residents of Ondo state believed more that there have being improvement in physical planning and urban development in the state, while, residents of Lagos followed those in Ondo state in terms of their response to this enquiry. However, Oyo state had the highest number of residents who do not believe that there have being any development in physical planning and urban development.

Table 2: Perception of Residents on the Improvement in Physical Planning and Urban Development in South-Western Nigeria from 2003 to 2013

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percent age	No. Resp.	Perce n tage	No. Resp.	Percenta ge		
Yes	81	39.1%	58	28.0%	59	28.5%	198	95.7%
No	8	3.9%	1	.5%	0	.0%	9	4.3%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

Sequel to the general perception of residents in the South-Western Nigeria in the preceding section as it concerns the improvements in physical planning and urban development in the region, the research therefore, sought to understand the different factors that have shaped the course of urban planning actions within the period under review as shown in **Table 3**, 0.5% of respondents sampled believed that it is just a spontaneous occurrence that no specific factor can be assigned the credit of affecting physical planning and urban development in the South-Western Nigeria, 34.4% opined that politics and the activities of politicians have affected physical planning and urban development, 17.4% believed that high population in the South-Western Nigeria is the major driving force for the observable features of physical planning and urban development in the region, 20.8% averred that, funding of the physical planning and urban development sector is the major reason for these observable improvements in physical planning and urban development, while, 27.1% noted that corruption on the part of the various actors in the physical planning and urban development sector is the reason for the observable features of physical planning and urban development in the South-Western part of Nigeria.



**Plate 1: Eleyele-Jericho-Dugbe Road newly dualized by Oyo state government
Source: Fieldwork, 2014**

Overall, it is therefore evident that politics and politicians play a very critical role in ensuring the success or failure of urban development programmes as observed by this research findings and as noted from the responses of the residents, taking Oyo state as a case study, at the inception of the current administration in the state, physical planning and environmental improvements was given a renewed and effective drive, this is evident from the various urban renewal activities embarked upon by the administration which include the relocation and prohibition of street trading in areas such as Iwo road interchange in Ibadan, remodelling of Bola Ige motor park in Gbagi, landscaping and greening of the Iwo road interchange, dualization of Eleyele-Jericho-Dugbe road, new garage to challenge road among others as however, with the current political mood in the state and the quest for a second term in office most of the informal activities previously prohibited on the roads have begun to re-emerge with very high level of impunity and environmental challenges such as indiscriminate waste disposal on roads and drain are currently dotting the different parts of the city as is observed in **Plate 2**.

This scenario is not limited to Oyo state as other states in the region such as Lagos, and Ogun have also been condoning some form of environmental illegalities in the area of waste disposal and transport limitations placed on motorcycles and tricycles in order to sway the votes of these class of residents in the favour of the current administration in the forthcoming general election in the country. This situation is therefore a major challenge for physical planning and urban development as it therefore, eroding all the gains that have been made over the past few years.



Plate 2: Open Incineration of Refuse in Ibadan
 Source: Fieldwork, 2014

Another factor which is observed to have affected physical planning and urban development in the South-Western Nigeria with a very high level of significance and negative impact is the corruption syndrome as observed from the responses of the residents. Overtime, corruption on the part of physical planning professionals who residents observed to always request for graft from intending developers, a situation which often force these developers into development without development permits is another burning issue affecting the development of physical planning and urban development in the South-Western Nigeria.

Table 3: Factors that have Affected Physical Development in South-Western Nigeria from 2003 to 2013

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
None	1	.5%	0	.0%	0	.0%	1	.5%
Politics	39	18.8%	22	10.6%	10	4.8%	71	34.3%
High population	18	8.7%	11	5.3%	7	3.4%	36	17.4%
Funding	7	3.4%	8	3.9%	28	13.5%	43	20.8%
Corruption	24	11.6%	18	8.7%	14	6.8%	56	27.1%
Total	89	43.0%	59	28.5%	59	28.5%	207	100%

Source: Fieldwork, 2014

Physical planning and urban development is observed to have different aspects ranging from environmental management, environmental conservation, urban governance, etc. this research therefore, went further to investigate the level of awareness of residents as it concerns the physical planning professionals. From the **Table 3**, it is an observable fact that residents in the South-Western Nigeria are sufficiently informed about the planning profession, as 92.8% of residents noted that they are aware of the activities of physical planning in the region, while, 7.8% of the residents sampled argued that they are not aware of the functions and responsibilities of physical professionals.

On a comparative basis, it is also noted that residents from Oyo state recorded the highest number of respondents who are not well informed about the functions of physical planning professionals as 6.3% of the 7.2% who noted that they are not aware of the functions of the physical planners were obtained from the state, while, Ondo state follows with 1.0% of the residents sampled from the state also argued that they are not aware of the functions of physical planning professionals in the South-Western Nigeria. However, Lagos state is observed to have the highest level of informed residents as it concerns the duties of physical planning professionals in the state.

Table 4: Awareness of the Duties of Professional Planners in South-Western Nigeria from 2003 to 2013

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total %
	No. Resp.	%	No. Resp.	%	No. Resp.	%		
Yes	76	36.7%	59	28.5%	57	27.5%	192	92.8%
No	13	6.3%	0	.0%	2	1.0%	15	7.2%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

Sequel to this acknowledgement of the residents as regards the functions and duties of physical planning professionals, the research further enquired about the specific roles of physical planners that the residents sampled are aware of, 15.9% of the residents noted that they are aware of the layout preparation functions of the physical planners, 26.1% of the respondents are aware of the fact that physical planners are involved in development control, 25.1% of residents noted that physical planners were people who come to serve them contravention notice and put a red 'X' mark on any development that is under construction.

Another function of the physical planning professionals that the residents are aware of is the demolition of buildings; this is observed to be the most popular duty of the physical planners that residents are aware of as 30.4% of the residents argued in the favour of the demotion as the duty of planners in the South-Western Nigeria.

This particular duty of the physical planner is further observed to be the duty of the physical planner which often attracted very serious hatred for the physical planner in the region. On a comparative basis, the three states sampled, however, had specific duties of the physical planning professionals which were popular amongst the residents as is noted in **Table 4**. From the responses obtained from residents sampled in Oyo state, demolition of buildings is observed to be the major duty of the physical planners most popular amongst the residents as 16.4% of the respondents sampled from the state noted this fact, in Lagos, residents noted that the most popular duty of the physical planners the residents observed was the serving of contravention notices as 10.6% of the residents assumed so, while, in Ondo state, the duty of the physical planning professionals noted by the residents is the layout preparation as 10.6% of the respondents noted so.

Table 5: Duties of Physical Planners That Resident of South-Western Nigeria are Familiar with

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Layout preparation	3	1.4%	8	3.9%	22	10.6%	33	15.9%
Development control	25	12.1%	11	5.3%	18	8.7%	54	26.1%
Serving on contravention notice	22	10.6%	22	10.6%	8	3.9%	52	25.1%
Demolition of buildings	34	16.4%	18	8.7%	11	5.3%	63	30.4%
Others	5	2.4%	0	.0%	0	.0%	5	2.4%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014.

After a detail understanding of the perceived level of respondents in the South-Western Nigeria as it concerns the duties of physical planning and urban development professionals in the South-Western Nigeria, it is quit pertinent to evaluate the relationship between the residents of the South-Western Nigeria and physical planning professionals. As is observed on **Table 5**, 23.7% of respondents sampled averred that their exist a cordial relationship between the physical planning professionals and the residents in the South-Western Nigeria, 41.1% of respondents argued that there exist a hostile relationship between the physical planning professionals and the residents in the South-Western Nigeria, while, 35.3% of respondents sampled said residents are indifferent to the activities of physical planning professionals in the South-Western Nigeria.

On a comparative note, Ondo state is observed from the **Table 5**, to be the most hostile environment for physical planning activities as 15.5% of residents sampled were of this view, Oyo residents are observed from the analysis to be more indifferent to physical planning activities and professionals as 20.3% of respondents assumed so, while, physical planning and professionals in Lagos enjoy a more cordial working environment in the South-Western Nigeria as observed in the analysis which shows that 9.7% of the respondents sampled from the state argued along this line.

Table 6: Relationship between the Residents in South-Western Nigeria and the Physical Planning Professionals

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Cordial	17	8.2%	20	9.7%	12	5.8%	49	23.7%
Hostile	30	14.5%	23	11.1%	32	15.5%	85	41.1%
Indifference	42	20.3%	16	7.7%	15	7.2%	73	35.3%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

In order to understand the reason for the trend noted in the relationship between the physical planning professionals and the residents in the South-Western Nigeria, it is important to appraise the method of physical planning adopted in the region as this method will determine to a large extent the perception of residents as regards physical planning and its professionals. In view of the aforesaid, **Table 6**, shows the different mode of planning in the South-Western Nigeria.

11.6% of residents noted that physical planning in the South-Western Nigeria is participatory in nature, 56.0% however, argued that planning and developments are imposed on residents, while, 11.1% noted that planning and development in the South-Western Nigeria is carried out through advocacy and 21.3% of the respondents averred that physical planning and development in the region is carried out on a sectoral basis and developments are allocated in sectors to the different sections in the component states of the South-Western Nigeria.

Furthermore, on a state wise basis, the planning attribute of imposition of physical planning and development activities is observed to be more evident in Oyo state as 21.3% of 56.0% of respondents sampled from the South-Western Nigeria who noted this scenario were observed to be resident of the state, while, advocacy planning which is a more acceptable mode of planning is drawn from Lagos state as 6.3% of the 11.1% of the residents sampled from the South-Western Nigeria were drawn from the state as also noted in **Table 7**.

Table 7: Evaluation of Physical Planning Practice in the South-Western Nigeria

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Participatory	18	8.7%	1	.5%	5	2.4%	24	11.6%
Imposition of plans and development	44	21.3%	31	15.0%	41	19.8%	116	56.0%
Advocacy	8	3.9%	13	6.3%	2	1.0%	23	11.1%
Sectoral in the allocation of developmental projects	19	9.2%	14	6.8%	11	5.3%	44	21.3%
Total	89	43.0%	59	28.5%	59	28.5%	207	100%

Source: Fieldwork, 2014

5. DISCUSSION OF FINDINGS

This research explored the factors that have intrinsically affected physical planning and urban development in South-Western Nigeria between 2003 and 2013. Some of the factors identified by the sampled residents are a combination of factors of awareness, funding, reduction in corruption, and high population. Others are environmental challenges and politics. Sampled residents identified public awareness; politics as factors that have positively affected physical planning and urban development in the South-Western Nigeria. The impacts of politics are observed to be both positive and negative depending on the disposition of the political office holder.

The positive impact of politics is often felt when a political office-holder gives priority attention to physical planning. Politicians who are not inclined and well informed on the importance of Physical Planning often neglect the Physical Environment. Such negative effects therefore, often present themselves in form of low level enforcement of physical development policies and program. Residents also observed that high level of corruption (27.1%) within the physical planning landscape was also affecting the survival of the achievements recorded in physical planning and urban development in South-Western, Nigeria.

This position was further reinforced by the responses of the ministries and agencies saddled with the responsibility of physical planning and urban development. The corrupt practice of the physical planning professionals, who often go against the ethics of their profession, was also a factor affecting physical planning and urban development.

As a result of their desire for own pecuniary gains, some physical planning professionals with in the physical planning ministries often grant approval for developments that clearly endangers human life and the environment. The research showed that there is a high level of awareness of the residents on the duties of professional planners (92.8%) was also observed to be a factor that has influenced physical planning. Perhaps, this is the reason for the observed hostile relationship between residents and planners in the South-Western Nigeria.

This position was echoed by both the residents and the stakeholders responsible for physical planning and urban development. These two major groups noted that demolition of buildings (30.4%), development control (26.1%) and serving of contravention notices (25.1%) were the duties which often result in feeling of disdain towards the physical planning professionals from the. The residents (56.0%) noted that development plans and policies are often imposed on the residents without due consultation and inputs from the residents. This situation often lead to a situation where the residents, whom the plan is geared towards helping in improving their standard of living, often view such plans and development as alien and not owned by them.

6. RECOMMENDATION

In order for physical planning to continue to impact on the physical environment and achieve sustainability in the South-Western Nigeria, there is the need to review all development planning permit and approval processes that often create hindrances for developers. Such encumbrances cause unnecessary delays in granting approvals which in turn aid corrupt practices that often force developers into commencing development without due approvals. This would encourage residents and developers to view physical planning and urban development as part of their responsibilities for a healthy living and working environment.

There is need for public awareness in the form of information dissemination through leaflets, radio jingles and television adverts on the importance of healthy and sustainable urban environment. There is need for adequate interpretation of all urban planning and physical development policies in the states of the South-Western Nigeria into Yoruba language. This recommendation is aimed at properly educating the residents of the South-Western Nigeria irrespective of their social and educational status, on the need for a continuous support for government towards achieving a sustainable urban environment. This process of education and improved awareness will ensure that residents are adequately informed of physical development plans, their own roles and responsibilities to the environment and their rights in the environment. This will also help stem down corruption, as an effective and efficient line of communication will ensure that residents always ask for their rights from the government and the planning institutions.

Planning in the South-Western Nigeria can best be improved through an increased advocacy and participatory mode of planning. This will help to stem down the challenge of unacceptability often associated with physical development activities in the region. Advocacy planning should be embraced that will involve all relevant stakeholders including community leaders, traditional leaders and youth organizations in the community. They will help disseminate information on planning activities and make inputs that will give the people a sense of ownership of the development plans.

7. CONCLUSION

The state of the physical environment particularly the urban centers, can therefore be effectively monitored and sustainably developed when adequate attention is drawn towards the proper education of residents on the importance of an effective and efficient urban environment which is devoid of the various misgivings in terms of the knowledge of residents on the responsibilities of physical planning and physical planning professionals. Also, the south-western Nigeria can also effectively achieve sustainability in physical planning and urban development when priority is placed on proper education and continuous training of physical planning professionals on global best practices in physical planning and urban development.

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