ASSESSMENT OF COMPLIANCE WITH PHYSICAL PLANNING STANDARDS IN THE URBAN FRINGE OF LAGOS

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ABSTRACT

The growth and development in the cities are being influenced by socioeconomic and physical characteristics, which need to be examined. This study therefore, examines the physical formation and level of compliance with existing rules and regulations that are guiding development in Ibeju-lekki and environs, an urban fringe of Lagos. Proportional Stratification sampling technique as used. The number of habitable buildings considered were 1932 (One thousand nine hundred and thirty-two), representing the research population, the study area comprises of Lagasa phase I, Lagasa phase II and Losoro with 642, 550 and 740 habitable buildings within the settlements respectively. Descriptive and inferential statistics method of data analysis was employed to determine the settlement planning and associated level of compliance in the mentioned study areas which are under Lakowe, Ibeju-Lekki Local Government Area of the state. However, it was revealed that, there is increase in insecurity, lack of land title, and social discrimination results to 18.2%, 10.8% and 5.4% increase in inadequacy of the provided infrastructure in the settlements, respectively. This implies that insecurity and lack of land title are part of the challenges facing the development in the two phases of Lagasa and Lasoro which are under Lakowe, Ibeju-Lekki, with significance values of 0.009 and 0.029 < 5% level. Therefore, adequate adherence to planning standards is required for sustainable development, which serves as a measure in controlling urbanisation challenges, also the physical characteristics of the urban areas needs to be inclusive, so as to provide a better place for living and working.

KEYWORDS: ***Physical Planning, Compliance, Settlement, Standards, Urban Fringe***

1.0 INTRODUCTION

The physical appearance of unplanned environment in the cities compliments recent increase in urbanisation and globalisation (UNEP, 2013). This has been a major concern of professionals in built environment and policy making. Various strategies have been implemented to strengthen development in urban centres, but the level of compliance by individuals is not encouraging. The urban physical planning technique in developing countries is not

putting more efforts in preventing spontaneous development. Physical planners and policy makers need to see unplanned environment as part of urban entity, with incorporation of both physical and social infrastructure (UN-Habitat, 2014). The importance of infrastructure cannot be underrated in a given area because it promotes growth and development that encourages migration. The greatest problem facing the urban areas is always associated with rapid growth. Rapid urbanization and increase urban population growth determine new strategy in the way urban formation is being regulated; also, open space and infrastructural facilities are planned and managed for the urban environs to provide a conducive environment (Majale, 2001).

Nigeria's urban environment is comprising of settlements developed through rapid urban expansion and growth that form unplanned environment. Recently, urban centres are rampaging with different problems making cities unconducive for living. There are some factors that need to be considered when planning a settlement. One of the major factors contributing to slum formation in urban areas is shortage of affordable land. Land is difficult to obtain, the available ones are so expensive and not meant for poor (UN-Habitat, 2014). Physical planning needs to consider the poor in order to avoid contravening the laws in the quest of providing themselves with shelters (Oduwaye, 2009). Physical planning and management are regulatory tools to deal with policy issues like housing and land-related matters (Alemie, *et.al.*, 2014). The need for land for social and commercial activities will continue to increase as a result of people moving from rural areas. Adequate provision and equitable distribution of infrastructural facilities within an area encourage sustainable development. Also, this will reduce concentration of development towards a particular direction of a settlement and importantly, strategic plan is needed as a development tool to control growth and ensure conducive living environment (Ogundele, *et.al.*, 2011).

Settlements are fully occupied with economic and demographical growth which contribute to physical expansion, migration, climatic disasters and social disorders. (UN-Habitat, 2018). The challenges are interrelated, they require sufficient planning evaluation. Urban planners play key roles in planning and development of urban land and enforcing both national and local plans that differentiate land use with urban areas to achieve stipulated laws and regulations (Dambeebo and Jalloh, 2018). In developing countries particularly in Nigeria, the high rate of urbanization and its challenges call for the relevance of existing urban and regional planning laws and regulations (Arimah and Adeagbo, 2000). Over the years, there are no meaningful changes in urban structure relating to compliance to stipulate rules (Ojo-Fajuru and Adebayo, 2018). Urban planning is a valuable tool for policy makers to achieve sustainable development. It is also very important to promulgate both medium and long-term goals in achieving vison for collective resource control through available budget to provide infrastructure that meet the need of individuals and form collaboration to achieve stated framework (Un-habitat, 2014 and UN-Habitat, 2018).

The physical structure in a given environment has its importance. The quality and condition of the physical structure contribute both to the socioeconomic and welfare of the inhabitants. Therefore, in providing quality and sustainable environment that is free from degradation, there is

need to comply with planning standards and regulations from the authority. The unguided development with urban fringe has led to various environmental degradation, as presently being witnessed in the study area. The study therefore assesses the level of compliance with existing development and the major challenges associated with compliance to stipulated standard in Lakowe area of Ibeju-Lekki Local government of Lagos state.

Urbanisation is inevitable in developing countries, the disparities between the rural and urban areas support the migration to cities (Majale, 2001). The underdevelopment of rural areas and challenges encounter contributed moving out of the area (Mahdavi and Yarmand, 2013). There is high demand for spaces and housing to accommodate the incoming population and also pursuing daily economic activities. The disparity between the available housing units and total supply is a challenge to housing sector. Majority of urban dwellers face various problems in process of securing adequate housing and the population keep on increasing. Those that cannot find conducive accommodation do migrate to areas where there are no adequate planning regulations without considering problems that may arise at a result of residing in such areas (Oduwaye, 2009; Alemie, *et.al.*, 2014 and Majale, 2001). The study investigates the level of compliance in Lakowe. With the level of urbanisation in our cities, ineffective planning causes major challenges affecting both the people and the environment.

2.0 LITERATURE REVIEW

Physical Planning is guided by various rules and regulations promulgated by government to ensure judicious land-use in conformity with immediate environment. This will allow the maximum functionality and promotion of sustainable development agenda. Arimah and Adeagbo (2000) and Oduwaye, (2009) highlighted the factors responsible for low levels of compliance with regulations to make urban development and planning to be effective in accordance to stipulated regulations. Lamond, *et.al.*, (2015) contributed to the historical analysis of land administration, planning and governance in Nigeria. The criteria for effective development with compliance to the regulations of physical development, the town planning within its jurisdiction needs to involve the well trained qualified Urban and Regional planners to direct and control technical units as stipulated in the Decree 88 and 18 of 1992 and 1999, respectively (Ogundele, *et.al.*,2011). Qualified Urban and Regional planners should be empowered with required tools to initiate development control activities. Aluko (2011) highlighted the factors affecting development control and standard such as inappropriate legislation and access to land, weak enforcement of the law, inadequate information of land, poor tittle registration and tenure security. These factors have negative impact on the level of compliance of housing formation and growth in developing nations.

Jimoh., *et.al.*, (2017) investigated contraventions relating to development control strategies in Auchi, Edo State, Nigeria. The study was carried out with 5352 housing units as the target population from which sample size of 372 were drawn, a systematic sampling technique was used to distribute questionnaires between the residents and housing developers in each of the selected areas. It was revealed that, development control strategy is very important in determining the physical, economic and social characteristics of inhabitants. Factors

such as education, income levels of developers, lack of development of master plan, inadequate personnel in planning are factors responsible for high level of contraventions in the study areas, resulting to inadequate planning and environment degradation. The rate at which non-compliance occurs is more on private land than government layout (Essaghah, *et.al.,*, 2013). Olajuyigbe and Rotowa (2011) examined issues surrounding physical planning in Ondo state, it was discovered that there are major challenges which include, non-availability of urban development policy, ineffective development control strategy, inadequate personnel in required discipline, lack of data and non-available of master plan to direct development of settlements within the State. The causes of the spatial and temporal expansion of informal settlements identified by Beyhan, *et.al.*, 2012 and Alemie, *et.al.*, 2014; including: dispute, poverty, inefficiency of local government, improper implementation of urban housing and land policies, low price of urban land in the informal land market, weak urban land use planning and cadastre system and shortage of houses at affordable rental price.

Housing security is an affirmative process one can access both conducive home and neighbourhood without considering the sociocultural factors (Duff, *et.al.,*, 2012). Essaghah, *et.al.*, (2013) investigated factors affecting physical development of residential layouts in Asaba, revealed that, basic infrastructure and social services, disturbances from community youths and leaders, bureaucracy in the approval of building plans and security of tenure, were major challenges responsible for community layouts by developers to produce conducive environment. Olujimi and Iyanda (2013) examined physical planning implications of access to residential land and legal security of tenure in Lagos metropolis. The study adopted a random sampling method and selected 2,054 house-owners, with two sets of questionnaires to inhabitants and professionals in built environment. It was discovered that, there is no proper documentation of land, cumbersome approval process and shortage of personnel at the ministry of physical planning. These are major problems confronting the level of compliance in the study area. Mostly, the urban slums are found on high value land, this results to controversy as a result of new occupants and developers taking possession of the area and construct new housing with modern facilities. (UN-Habitat, 2018).

Despite the efforts of national, regional and local planning authority in enforcing planning rules, the study area finds it difficult to meet the urban requirement in terms of development standard in providing quality environment, also to ascertain factors contributing to level of compliance in the area.

3.0 STUDY AREA AND METHODOLOGY

Lakowe is situated in Ibeju-Lekki local government area of Lagos State, Nigeria. Its geographical coordinates are 6° 28' 0" North, 3° 44' 0" East. The area is majorly resided by Yoruba-speaking people, with different tribes within and outside the country, Lakowe comprises of different landuse, ranging from residential to commercial. The area also has potential for tourism as it is endowed with beautiful lagoon views and ocean front. Survey method was adopted in data collection for this study. This was through structured questionnaire which contains variables on settlement planning and level of compliance in Lakowe area of Ibeju-Lekki Local Government Area of Lagos State. The research

instrument was administered to male and female residents of Lagasa (phase 1 and 2) and Losoro, with diverse ethnic groups which comprises of Yoruba, Hausa, Igbo and other ethnic nationals, predominantly business people and traders on average household size of four (4).

3.1 Sample Size and Sampling Technique

This research considered Lakowe settlements in Ibeju-lekki area of Lagos State. The total number of erected habitable buildings in this area was also considered as total population. The number of habitable building is 1932 (One thousand nine hundred and thirty-two), representing the research population. The study area comprises of Lagasa phase I, Lagasa phase II and Losoro with total numbers of 642, 550 and 740 habitable buildings within the settlements respectively. Thereafter, Yamene (1967) sample size calculator was then employed to determine scientifically the appropriate sample size of three hundred and thirty-one (331) from among the Lakowe settlements' populace. The sample was selected from each core areas of Lagasa phase I and II and Losoro's population using Proportional Stratification sampling technique as calculated below:

Population size: $N = N_1 + N_2 + N_3 = 642 + 550 + 740 = 1932$ .....(1)

Where N_1, N_2, N_3 represents Lagasa Phase I, Lagasa Phase II, and Losoro. However aggregate sample size selected from the three core areas was calculated as;

$$n = \frac{N}{1+Ne^2} = \frac{1932}{1+1932(0.05)^2} \cong 331; \quad \text{.....(2)}$$

Where n = sample size to be selected;

N = population size; and

e = random error term (± 0.05)

Using the stratified proportional allocation technique per stratum, we have:

$$n_i = \frac{nN_i}{N} \qquad i = 1, 2, 3 \quad \text{.....(3)}$$

Langbasa Phase I: $n_1 = \frac{nN_1}{N} = \frac{331(642)}{1932} \cong 110;$

Lagasa Phase II: $n_2 = \frac{nN_2}{N} = \frac{331(550)}{1932} \cong 94;$

Losoro: $n_3 = \frac{nN_3}{N} = \frac{331(740)}{1932} \cong 127$;

Thus, the total sample size from which a designed questionnaire was examined for each of the core areas were 110, 94 and 127 taking into consideration Lagasa Phase I, Lagasa Phase II and Losoro respectively.

Table 1: Questionnaire Distribution to Household heads in the Study Area

Strata	Total no. of buildings	Sample Size*	%	Questionnaire Retrieved
Lagasa Phase I	642	110	33.23	97
Lagasa Phase II	550	94	28.40	73
Losoro	740	127	38.37	113
Total	**1932**	**331**	**100.0**	**283**

***Using the Taro Yamane Formula @ 5% Level of Precision**

3.2 Method of Data Analysis

Descriptive and inferential Statistics method of data analyses was applied to fine-tune the settlement planning and associated level of compliance in Lakowe, Ibeju-Lekki Local Government Area of the state. The descriptive statistics method of analysis summarizes the responses in forms of frequency, percentages and averages. However, the Inferential statistical method represents the outcomes of statistical test, which helps deductions to be made from the data collected on level of infrastructure provision and significance of associated with challenges faced in the area in relation to development.

3.3 Model Specification

The model of the above-mentioned regression analysis is specified as;

$$POI = \alpha + \beta_1(INS) + \beta_2(LLT) + \beta_3(SOD) + \beta_4(LIP) + \beta_5(UNP) + \beta_6(ASF) + \varepsilon_i \ldots\ldots\ldots\ldots\ldots (4)$$

Where: POI, INS, LLT, SOD, LIP, UNP and ASF represents Provision of Infrastructure, Insecurity, Lack of Land Title, Social Discrimination, Lack of Identification of Papers, Unemployment and Absence of Sanitation Facilities respectively; α is the autonomous response of infrastructure provision when the identified factors are held constant , $\beta_1, \beta_2, \ldots, \beta_6$ represents the regression coefficients and ε_i is the random error term. The variables used are dichotomous in nature, measured on 5point Likert scale.

4.0 RESULTS AND DISCUSSION

Table 2: Descriptive analysis of selected areas building information

Category	Classifications	Frequency	Percentage
Type of house occupied	Bungalow	31	11
	A room self-contained	63	22.3
	Flat	83	29.3
	Face-me-I-face you	67	23.7
	Duplex	24	8.5
	Temporary shelter	15	5.3
	Total	**283**	**100**
Building use	Residential	139	49.1
	Commercial	73	25.8
	Public use	63	22.3
	Mixed use	4	1.4
	Total	279	98.6
	Missing system	4	1.4
	Total	**283**	**100**
Number of households	1 to 2	52	18.4
	3 to 4	91	32.2
	5 to 6	45	15.9
	7 to 8	53	18.7
	above 9	42	14.8
	Total	**283**	**100**
Building age	Up to 4 years	31	11
	5-10 years	35	12.4
	11-15 years	53	18.7
	16-20 years	76	26.8
	21-25 years	39	13.8
	26-30 years	30	10.6
	31-35 years	19	6.7
	Total	**283**	**100**
Presence of building development plan approval	Yes	208	73.5
	No	75	26.5
	Total	**283**	**100**
Period building plan was obtained	Before construction	37	13.1
	After construction	131	46.3
	During construction	115	40.6
	Total	**283**	**100**

Source: *Researchers' self-computation from Field Survey, 2022*

The descriptive statistics of the selected areas building information in table 2 showed from the type of house occupied that 11% live in bungalow, 22.3% live in a room self-contain, 29.3% live in flat, 23.7% live in face-me, I face-you apartment, 8% live in duplex while 5.3% are on temporary shelter. This indicates that majority of the respondents lives in flat apartment. Analysis also indicates that majority of the buildings sighted in the three areas of Lakowe were residential as opined by 49.1% of the respondents, with majority of the household number ranges from 3 to 4 as opined by 32.2% of the respondents with minority having above 9 households constitutes 14.8% of the entire respondents. On the age of the buildings sighted in those areas, analysis showed variation in responses by respondents as the buildings were erected within 4 to 35 years. However, it can be seen from the table that about 73.5% of the respondents said that there is presence of building development plan approval on the said land from the building were erected, while 26.5% constituting the minority did not have the analysed plan as 46.3% of the said respondents obtained the plan after construction of the buildings. It can be evidenced from the table that settlement planning was not properly check-listed before construction took place in the area since the document for building approval was not given as at when due.

Table 3: Descriptive Analysis of Average response score on building construction

Category	Very poor	Poor	Average	Good	Very good	Mean
Roof	12 (4.2)	27(9.5)	34(12.0)	134(47.3)	76(26.9)	3.83
Foundation	9(3.2)	46(16.3)	38(13.4)	95(33.6)	95(33.6)	3.78
Wall	2(0.7)	12(4.2)	15(5.3)	107(37.8)	147(51.9)	4.36
Window	5(1.8)	46(16.3)	11(3.9)	99(35.0)	122(43.1)	4.01
Space	10(3.5)	33(11.7)	8(2.8)	114(40.3)	118(41.7)	4.05
Floor	8(2.8)	37(13.1)	53(18.7)	89(31.4)	96(33.9)	3.81
Door	8(2.8)	33(11.7)	18(6.4)	104(36.7)	120(42.4)	4.04

Figures in ( ) represents percentages
Source: *Researchers' self-computation from Field Survey, 2022*

Table 3 showed the conditions of the existing buildings based on materials used. It can be evidenced that the roof, foundation, wall, window, space, flour and door were in good condition as shown from the mean score of 3.83, 3.78, 4.36, 4.01, 4.05, 3.81 and 4.04 respectively. More so, few of the buildings were in poor state as shown in the frequency and percentage result. The housing conditions reveals the socioeconomic characteristics of inhabitants.

Table 4: Descriptive analysis of respondents land acquisition methods and tenure status

Category	Classifications	Frequency	Percentage
Current tenure status	Privately rented	39	13.8
	Owner occupied	109	38.5
	Inherited	102	36
	Tenancy in common	33	11.7
	Total	**283**	**100**
Method of land acquisition	Inherited	69	24.4
	Purchased	124	43.8
	Gift	68	24
	Rented	22	7.8
	Total	**283**	**100**
Document available as proof of ownership	Deed of sale	9	3.2
	Lease agreement	119	42
	Receipt from land owner	87	30.7
	Agreement from previous owner	68	24
	Total	**283**	**100**
Dispute involvement in respect of the property	Yes	92	32.5
	No	191	67.5
	Total	**283**	**100**
Main cause of dispute	Boundary disagreement	83	29.3
	Ownership disagreement	130	45.9
	Fees disagreement	70	24.7
	Total	**283**	**100**
Method used in resolving the dispute	Not yet settled	5	1.8
	Court	94	33.2
	By community head	117	41.3
	Mutual agreement	62	21.9
	Arbitration	5	1.8
	Total	**283**	**100**
Documentation of dispute resolution for future reference	Not recorded	90	31.8
	Recorded	193	68.2
	Total	**283**	**100**
Decision to settle in a border town	Closeness to family	79	27.9
	Ethnic tie	90	31.8
	Employment/business opportunities	73	25.8
	Safety	41	14.5
	Total	**283**	**100**

Source: *Researchers' self-computation from Field Survey, 2022*

On the land acquisition methods and tenure status, table 4 shows that majority of the buildings were owner occupied (38.5%), 13.8% were privately rented, 36% were inherited while 11.7% were on "tenancy in common" status. On the method of land acquisition, 24.4% of the respondents said that the land was inherited, 43.8% purchased the land, 24% said it was gifted while 7.8% acquired the land through rent as the document available for proof of ownership were majority receipt from land owners as opined by 30.7% of the respondents. It cannot also be overemphasized that there is dispute in respect of the properties as opined by 32.5% representing the minorities, where the main cause of the disputes was boundary disagreement, ownership disagreements and fees disagreement as confirmed by 29.3%, 45.9% and 24.7% of the household heads. Meanwhile, majority of the respondents (41.3%) said that disputes were solved by community heads while 33.2% of them said it was settled by court, as others opined that it was settled on mutual agreement and arbitration respectively. The outcome is in line with result of Beyhan, *et.al.*, 2012 and Alemie, Bennett and Zevenbergen, 2014. On the documentation of dispute resolution for future references, 31.8% of the household heads said that the dispute resolution was not recorded while 68.2% said it was recorded. Moreover, it was evidenced that decision to settle in the area was as a result of closeness to family, ethnic tie, employment/business opportunities, land affordability and safety as opinion varied from household heads to household heads.

Table 5: Descriptive analysis of respondents' perception on infrastructure provided in the studied area

Category	Classifications	Frequency	Percentage
Source of water supply	Hand pump	7	2.5
	River/Lake	7	2.5
	Borehole	240	84.8
	Public water source	29	10.2
	Total	**283**	**100**
Source of electricity supply	PHCN	145	51.2
	Self-generating plant	138	48.8
	Total	**283**	**100**
Type of toilet in use	Pit latrine	49	17.3
	Water closet	75	26.5
	Open defecation	67	23.7
	Bucket system	50	17.7
	VIP toilet	42	14.8
	Total	**283**	**100**
Toilet location	Within the building	203	71.7
	Outside the building	65	23
	Not available	15	5.3
	Total	**283**	**100**

Drainage adequacy	Adequate	35	12.4
	Not adequate	165	58.3
	Existing but blocked	83	29.3
	Total	**283**	**100**
Type of drainage system	Open drainage system	210	74.2
	Close drainage system	73	25.8
	Total	**283**	**100**
Health care facilities	Dispensary	4	1.4
	Maternity	102	36
	State hospital	12	4.2
	Federal medical center	12	4.2
	Trado-medical homes	24	8.5
	Community health center	129	45.6
	Total	**283**	**100**
Infrastructure provision	Very inadequate	126	44.5
	Inadequate	105	37.1
	Not sure	37	13.1
	Adequate	10	3.5
	Very adequate	5	1.8
	Total	**283**	**100**
Provider of infrastructure in the area	NGOS	20	7.1
	CDAs	144	50.9
	Individual	62	21.9
	Government	57	20.1
	Total	**283**	**100**

Source: *Researchers' self-computation from Field Survey, 2022*

On the analysis of respondents' perception on infrastructure provided in the studied area, table 5 indicates that source of water supply is majorly through borehole as said by 84.8% of the household heads while 10.2% of them said that it was through public water sources. 2.5% each of the respondents opined that source of water supply was through hand pump and river/lake respectively. On the source of electricity supply to the communities, 51.2% of the majority of household heads said that electricity is generated through PHCN, while 48.8% of them said it was through "self-generating plant". Taking the type of toilet used in consideration, 17.3% of the respondents make use of pit latrine, 25.5% make use of water closet, and 23.7% defecate openly, 17.7% use bucket system while 14.8% use VIP toilet as the toilet location is majorly within the building. It can be evidenced from the drainage adequacy measures that 12.4% of the respondents said that the drainage is adequate, 58.3% said that it is not adequate while

29.3% said it is existing but blocked. This implies that the drainage system used in the settlement is not enough as this can result to heavy flood in the nearest future if proactive measure is not in place. The health care facilities in the area were majorly community health centre as opined by 45.6% of the respondents while dispensary, maternity, state hospital, federal medical centre and trado-medical homes could barely be located. The results collaborated the research carried out by Essaghah, *et.al.*,(2013) on infrastructure inadequacy in fringe areas.

Hence. Table 5 also shows that the overall infrastructure provided in Ibeju-Lekki LG is inadequate as responded by 81.6% of the total household heads. Additively, CDA's have been the one providing the little infrastructures available in the area with few individuals and governments' little intervention.

Table 6: ANOVA of combined effect of challenges faced and settlements development through level of provided infrastructure

Model	Sum of Squares	df	Mean Square	F	Sig.
Regression	14.288	6	2.0411	2.620	.0002[b]
Residual	194.673	250	.779		
Total	**204.961**	**257**			

***Dependent** variable: POI*
***Predictors**: INS, LLT, SOD, LIP, UNP and ASF*

Table 6 shows the summary of effect of challenges faced and settlements development through level of provided infrastructure. The result of the F-ratio of ANOVA in the multiple regression model shows 2.620 with the observed significant value (p-value) as 0.0002. While comparing the observed significant value with the table level of significance, it is clear that the observed significant value (p=0.000) is less than 0.05. Hence, there is a significant relationship between the overall ratings of infrastructure provided and the attributing challenges of residential settlements development. Furthermore, the model through the adjusted R square results show 74% explained variation. That is the predictors (independent variables) were able to predict and explain the dependent variable of overall infrastructure provided with about 67.9% explained variation as shown from the R-squared value of 0.679.

Table 7: Regression analysis of individual challenges and settlements development through infrastructure provision

Settlement Challenges	Unstandardized Coefficients		t	Sig.
	B	Std. Error		
(Constant)	2.304	.439	5.247	.000
Insecurity (INS)	.182	.051	3.569	.009
Lack of land title (LLT)	.108	.038	2.842	.029
Social discrimination (SOD)	.054	.053	1.031	.303
Lack of Identification papers (LIP)	-.008	.065	-.123	.902
Unemployment (UNP)	-.318	.061	-5.213	.000
The absence of sanitation facilities (ASF)	-.452	.157	-2.879	.027

***R-squared** = 0.679 **Adj. R-squared** = 0.658*

Table 7 showed individual contribution of identified challenges and overall satisfaction of the provided infrastructure in the settlements. However, unit increase in insecurity, lack of land title, and social discrimination results to 18.2%, 10.8% and 5.4% increase in inadequacy of the provided infrastructure in the settlements. This implies that insecurity and lack of land title are part of the challenges facing the development Lakowe, Ibeju Lekki with significance value of 0.009 and 0.029 < 5% level. Social discrimination do not significantly affect the overall level of infrastructure provided. Also, lack of identification papers reduces the provided infrastructure by 0.8%, including unemployment and absence of sanitation facilities as reduced by 32.8% and 45.2% respectively. It cannot also be overemphasized that if the duo variables of UNP and ASF are not addressed, compliance in settlement planning may not be achievable in order to develop the Lakowe area since unemployed youths may trigger insecurity which serves as threat to community/national development as they were found to be statistically significant (p-value 0.000, 0.027 < 0.05 level of significance).

5.0 CONCLUSION AND RECOMMENDATIONS

Settlement development is a sole responsibility of planning authority within its jurisdiction. The details of the area should be known by the planners, the compliance with rules and regulations will be properly observed. The policy makers also need to engage the government to be more effective in responding to issues related to physical planning. Secondly, policy programme needs to be inculcated into the profession for public enlightenment. Spatial planning needs to be backed up with various plan as yardstick for shaping various programme as strategy to socioeconomic and cultural planning. Planning authority is bound with statutory responsibility to plan for sustainable environment with the aid of both local and regional plan. Adequate planning is required for sustainable development which serves as a measure in controlling urbanisation challenges. Therefore, the physical characteristics of the urban areas need to be inclusive to provide a better place for living and working. The trend in population recently in developing countries needs changes in planning strategies.

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