ANALYSIS OF PLANNING STANDARD COMPLIANCE AND IMPLICATION IN JIMETA, ADAMAWA STATE, NIGERIA.

BY

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BEING A THESIS PROPOSAL SUBMITTED TO THE DEPARTMENT OF URBAN AND REGIONAL PLANNING, MODIBBO ADAMA UNIVERSITY OF TECHNOLOGY, YOLA, IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE AWARD OF MASTERS DEGREE IN URBAN AND REGIONAL PLANNING. SCHOOL OF ENVIRONMENTAL SCIENCES,

DECEMBER, 2019

DECLARATION PAGE

I hereby declare that this thesis was written by me and it is a record of my own research work. It has not been presented before in any previous application for a higher degree. All references cited have been duly acknowledged.

_____ _____

SHINGGU, James Jesse Date

DEDICATION

This project is dedicated to Almighty God for his protection and guidance during my studies and also to the entire Shinggu family.

APPROVAL PAGE

This thesis entitled ‘‘Analysis of Planning Standard Compliance: Implications in Jimeta Adamawa State’’ meet the regulations governing the award of the Modibbo Adama University of Technology, Yola and is approved for its contribution to knowledge and literary presentation.

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ABSTRACT

The success of planning depends on the level of compliance of developers to planning regulations which the standards are set to ensure the successful implementation of a planning scheme. This study looks at the correlation analysis of planning standards compliance: implications for planning case of Jimeta by reviewing the existing planning regulation as applicable in the study area, to examine the existing buildings with the view to determine their level of planning regulation compliance. And to make recommendations and suggestions for the purpose of improving the compliance of planning standards and regulations. The study was conducted in three wards of Jimeta with different levels of planning namely Alkalawa, Ajiya and Godabawa wards. Using a structured questionnaire 284 questionnaires were administered using cluster method for the three wards and simple random method to collect information within the wards. Using five planning standards such as setbacks (frontage and side), availability of facilities, ventilation. A total of 2847 plots were used to digitise and carry out buffer analysis of the study area using GIS10.1 software and was used to show the true planning nature of the study area on a map using colour codes to determine the level of compliance each plot is able to achieve with each of the five planning standards used for the study. SPSS 6.0software was used to carry out the correlation analysis to determine the relationship between variables such as respondent's age, sex, marital status, and occupation, duration of occupancy of plot and ownership and respondents responses on planning of their wards. The Correlation results were tabulated to show the relationships of all the three wards. The results were then used to make recommendations on how to improve the planning of the study area. According to the findings from the field it is observed that most of the respondents are not satisfied with the planning of their wards of residence. The need for educational campaigns to educate residents of the study area on the importance of planning in the environment and the need to adhere to planning regulations and, the need for provision of facilities such as water pipes and electricity lines to affected areas.

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CHAPTER ONE

INTRODUCTION

1.1 Background to the Study

The challenges of setting up a society where there is harmony safety, healthy and conducive environment rests with the town planner who's responsibility in the built environment is to enforce the use of planning standards, regulations and codes to ensure that peace and harmony exists among land uses where all forms of unhealthy living and hazards are either completely eradicated or reduced to the barest minimum. Planning regulation compliance is a global concern as it is caused by physical and social problems and risks in every society. Anderson et al (2004), for instance a study on planning regulation compliance in Kenya by Opata et al (2013) enlightened that factors facilitating noncompliance included poverty, weak institutional framework, bureaucracy in plan approval, corruption and lack of capacity to undertake development control. In Asia, results of a study covering eight towns of Yavatmal District of Maharashtra State, India, undertaken by Boob and Rao (2014) revealed that 68.27% and 67.86% of violations were observed on left and right sides margins of plots; 56.60% on front margins; 63.83% on the back side margin; and 74.82%. Similarly, though developers had approved building plans, they did not comply with the recommended physical planning standards. These findings resonates with that of Karibasappa et al. (2016) in Bangalore, also in India, that established that average violations were 49%, 87.17%, 73.32%, and 98.36%, rear 38.93%, 51.61%, 68.29%, 53.9%, and 208.8% for road width, plinth height, building height, front setbacks, left setbacks, right setbacks, plot coverage respectively, attributable to lack of monitoring and enforcement. Recently, a study by Olufemi and Adebayo (2018) in Ado-Ekiti, Nigeria on conformity with development control regulations also established that 55.21% of developments encroached on setbacks and open spaces, a problem motivated by lack of effective development control, leading to challenges such as low environmental quality and loss of urban aesthetics.

In Nigeria, it is not clear to what extent the existing building standards conform to the requirements of an acceptable and good standard especially as they relate to technical feasibility, economy in the use of materials and especially sympathy to the needs of the poor Agbola (2001).In Nigeria there has been quite a number of cases of building collapse which happen as a result of poor use of building standards and planning regulations. This has resulted to the loss of many lives and property worth millions of Naira. This is

supported by the world health organization (W H O) which estimates that five million deaths and another two to three million cases of permanent disability could be prevented annually if building conditions could meet a safe standard level. In the same vain Arimah and Adegbo (2000) associate the problem of non-compliance to planning regulations and development controls to the increasing urbanization which has manifested various kinds of urban problems including development of slum settlement and unauthorized buildings occasioned by undue pressure on housing provision. Also Osibanjo (2004) observes that challenge of building regulation compliance and Development Control using Lagos as a case study. The challenges include an inadequate regulation which gives land owners opportunity to do as they wish. He also pointed out that where there exists parallel authorities controlling a particular area in urban environment, they may at times work at cross purpose. He also noted that the issue of poor or non-implementation of planning regulations by the authority. This issue of none or part compliance on the part of developers has continued to cause rift between the planning authorities and local developers. Ude (2017) is of the view that total compliance to Town Planning Building Regulation has always been a serious challenge amongst all building developers in Nigeria be it individuals, corporate organizations or government. This issue of none or part compliance on the part of developers has continued to cause rift between the planning authorities and local developers.

It is as a result of the forgoing that, this thesis aims at assessing the responsiveness level of people of Jimeta towards planning and building regulations compliance and to make suggestions to the appropriate authorities responsible for planning and development and growth of our towns and cities especially those responsible for Jimeta on how to properly use planning and building standards and regulations for the growth of Nigerian towns and cities

1.2 Statement of Problems

The need for building and planning standards and regulations cannot be over emphasised. A healthy conducive and satisfying environment may not evolve from human settlements unless there is adequate provision for the monitoring and control of housing units. This monitoring and control can be carried out successfully only through development control one of the only means in which the use of planning standards and regulations can be enforced. In the case of Jimeta, however Many of the building and planning standards are not properly adhered to. It is so disappointing to note that despite

being the Administrative headquarters of Adamawa state, the layout plans prepared for some parts of the town including G.R.A, industrial layouts road, and residential layouts have been distorted by developers who most a times go un challenged by the authorities responsible for enforcing the planning regulations. This indicates a gross disregard for development control in the city. For instance the Kofare Industrial layout allocated in 1976 by a comprehensive master plan for Jimeta by Max Lock Group was commissioned to regulate the growth of the town in a planned and orderly manner. However the aim of the master plan is today defeated as certain controls do get subverted in the interest of politically, socially and economically influential groups. Such potentialities do not only skip the standard but also influence planning personnel in charge of development control. A clear example is the unlawful conversion of the Kofare Industrial lay out to residential uses, where only Faro and Interstate flour mills are the only industries sited in Kofare. Setbacks on plots acquired from "Jauros and Maiangwas" whose interests are not the growth and development of the town. As a result of the activities of these community leaders in land allocations in Jimeta, wards like Wuro Jabbe, Rumde Baru,(Jambutu) Damilu phase II Sangere Bode and Badrisa serve as wards affected by interference of these traditional rulers. Wards such as Vinikilang,Yoldepate and Shinko wards face problems of accessibility as a result of developers encroaching on access roads in their bid to maximize plot spaces. The nature of developments in such areas is characterized by inadequate setbacks, right- of -way, facility line, sanitary lane, and especially narrow road. Hence, typical disorderly growth. Environmental problems manifest in such spontaneous areas. This impedes development control to achieve maximum convenience in the location and arrangement of land use in Jimeta metropolis.

The early master plan attempted to improve environmental conditions including those that proscribe access to sunlight and ventilation. as insufficient public infrastructure, absence of public open space, poor environmental quality increases with increase in population.

Similarly, the encroachment of residential area into the flood plains of the river Benue leads to gradual disappearance of urban agricultural practice along the river plains. This does not only affect food production, but is also a threat to employment opportunities in the town as most of the farmers are rendered jobless due to conversion of their farmlands for residential areas. In some cases, the banks of the Benue is converted to waste dumping sites or mechanical workshops this can be seen in wards like Shinko wards as dumping sites provided are encroached upon or completely taken over for residential use.

1.3 Aim of the Study

The aim of this thesis is to analyse the level of developers' compliance to planning regulation in Jimeta with the view to suggesting strategies for improvement.

1.4 Objectives

The research thesis was carried out based on the following Objectives.

1. To review the existing planning regulation as applicable in Jimeta.
2. To examine the existing buildings with the view to determine their level of planning regulation compliance.
3. And to carry out a correlation analysis to determine relationships between socio economic characteristics of respondents with compliance within the wards .
4. To make recommendations and suggestions for the purpose of improving the compliance of planning standards and regulations in Jimeta.

1.4 Significance of the Study

This thesis aims at analysing the effect of planning and housing standards in use in Jimeta town by identifying the areas of insufficiencies in the use of regulations and standards in the planning of the study area and to bring out the true existing situation of the study area as far as the planning situation of the study area is.

The research findings will be of innermost interest to researchers and professionals and contribute to the advancement of the planning profession. Also the planning recommendations to be advanced in this work will provide a significant and reliable basis for decision making among policy makers, agencies and government responsible for the execution, implementation and enforcement of schemes and policies in the study area. The study aims at identifying the shortcomings of planning done in the past to help in future planning.

1.5 Scope and Limitations

This thesis analyses the developers' level of compliance to planning regulations and focused mainly on planning regulations that relates to accessibility ventilation, facilities and regulations responsible for setbacks and used in planning of the City of Jimeta. The study is timely especially in times like this when globally there is concerns about global warming. The study is limited to only the three wards of Alkalawa, Ajiya and Godabawa.

1.6 Study Area

Jimeta the study area is the administrative headquarters of Adamawa state created in 1991 from former Gongola state. It is located in Yola north local government .Jimeta is the twin city to Yola the headquarters of Adamawa Emirate. Founded in 1841 by Modibbo Adama and had served as the headquarters of the pre-colonial Emirate of Fombina. Yola had equally served as the seat of the Adamawa province from the colonial era to 1976. With the creation of the Gongola state and local government reforms in 1976, Yola became the capital of both the state and local government. Jimeta is situated between latitudes 90 10° to 90 15°N a Longitudes 120 11°, 120 17°E. With a population of about 251,813 (as projected) Jimeta is made up of eleven administrative wards. And is situated at the bank of the Benue River which gains its source from Cameroon highlands and flows south wards into the country.

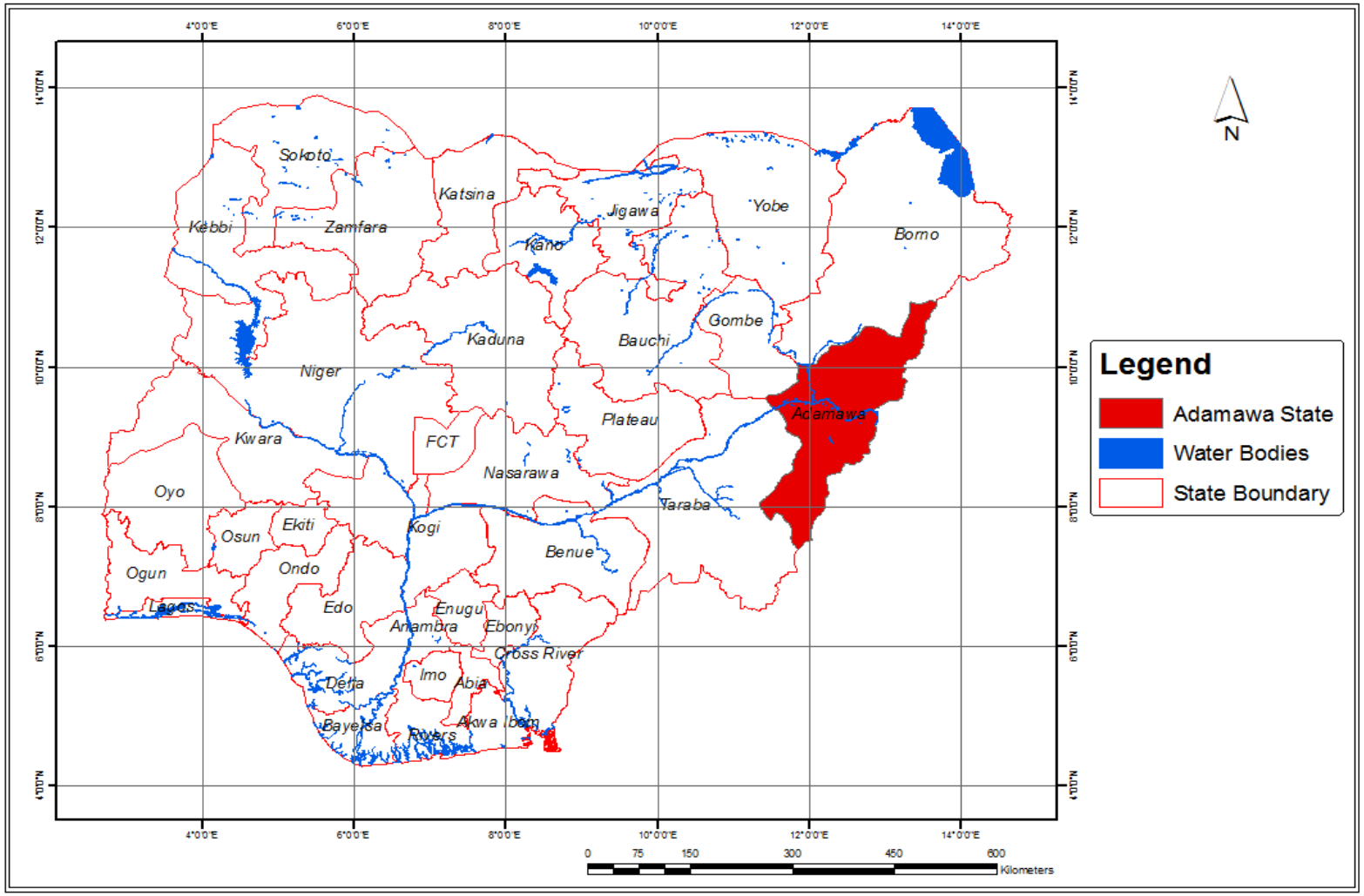

Figure 1.1 MAP OF NIGERIA SHOWING ADAMAWA STATE

SOURCE: DIGITIZED FROM GOOGLE EARTH (2016)

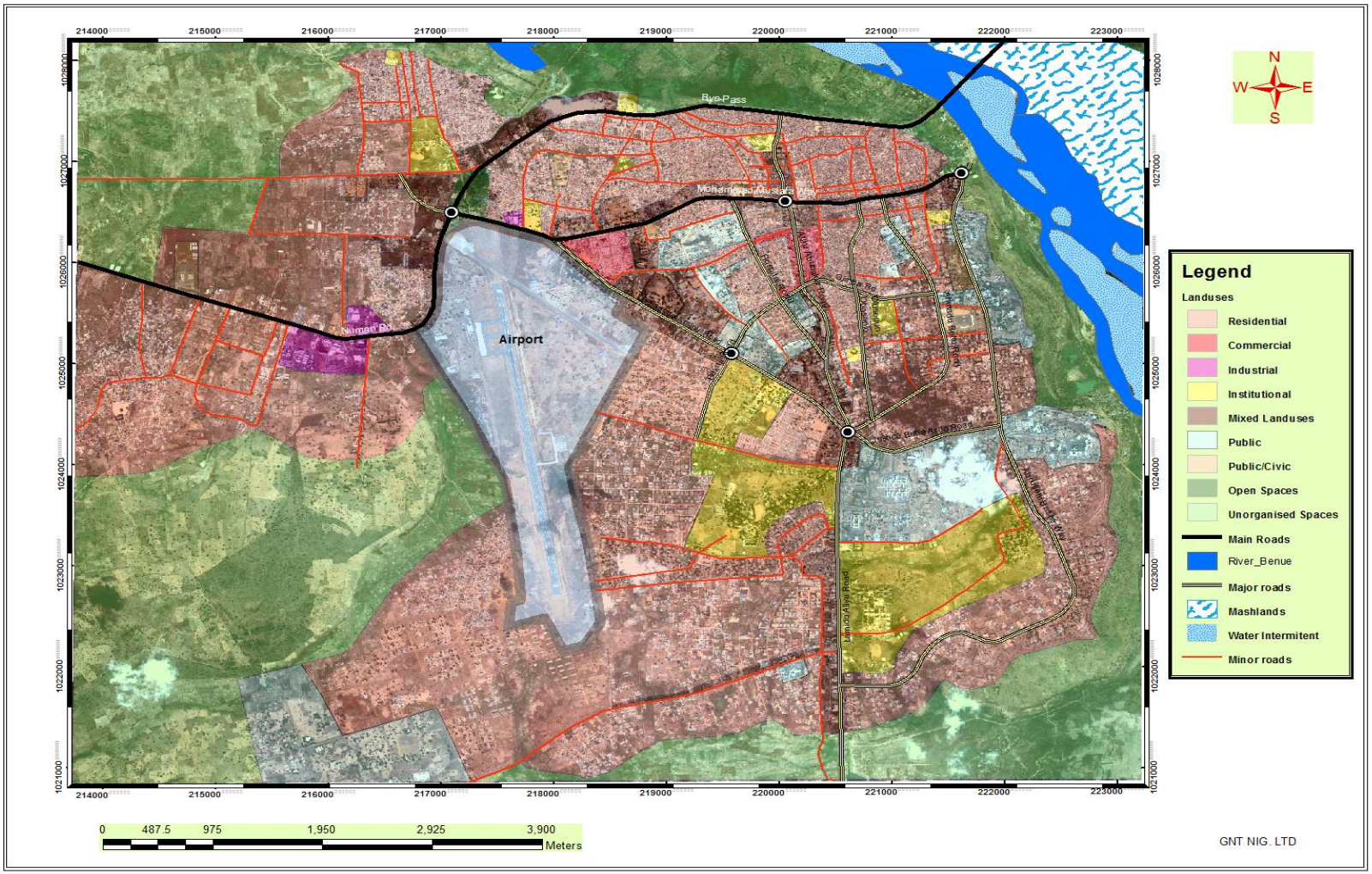

Figure1.2 MAP OF JIMETA SHOWING LAND USES

SOURCE: DIGITIZED FROM GOOGLE EARTH (2016)

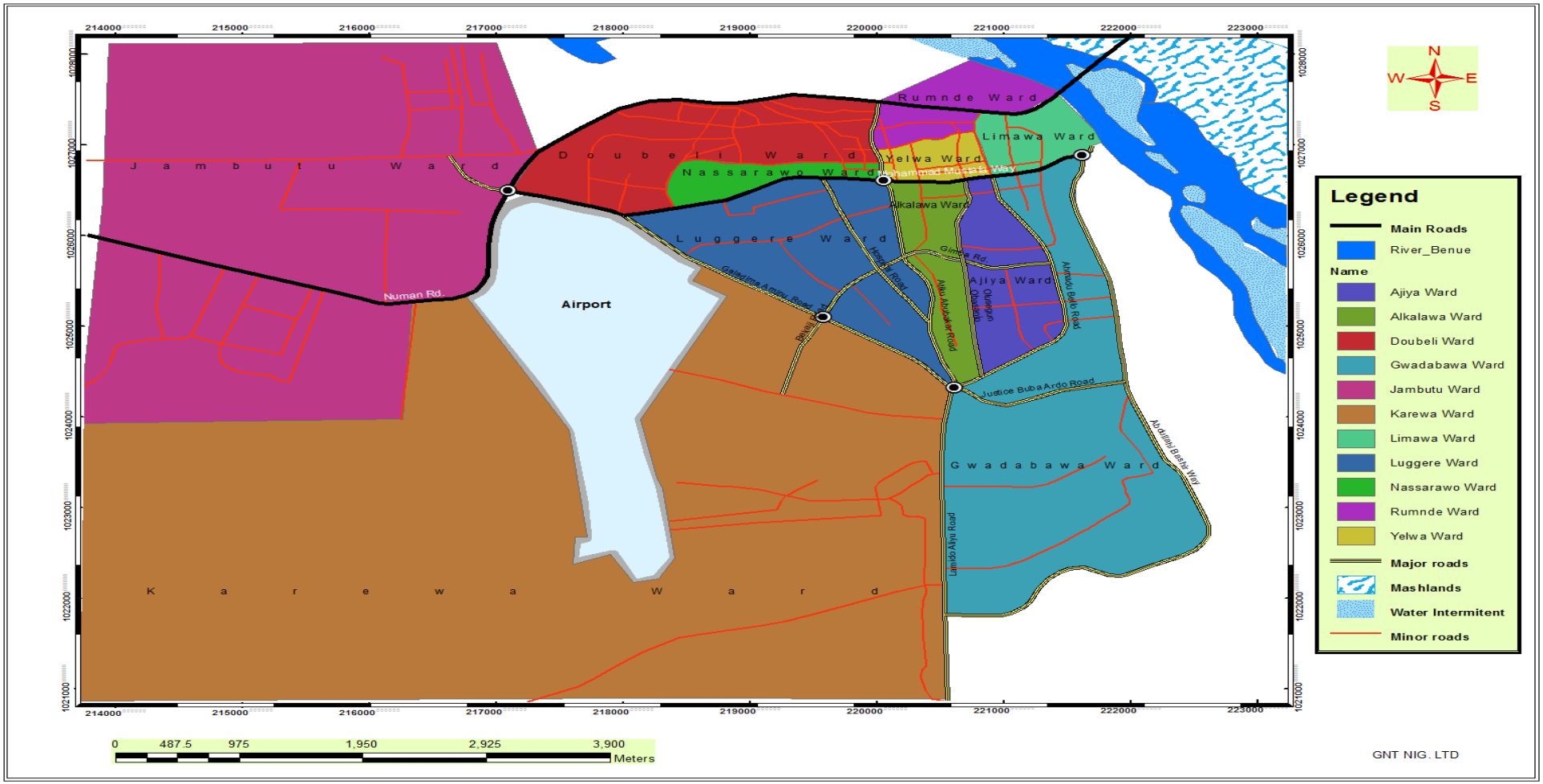

FIGURE1.3 MAP OF JIMETA SHOWING POLITICAL WARDS

SOURCE: DIGITIZED FROM GOOGLE EARTH (2016)

1.6.1 Climate

Jimeta lies within the Sudan savannah region, with a tropical climate marked by wet and dry season. The wet season commence in April and ends in October. The dry season start in late November and end in early March. This is the period of harmattan a period when the dust laden North Eastern wind from Sahara desert has a marked effect on climate of the area. Adebayo and Tukur (1997).

There is a distinct drop in temperature at the onset of rains due to the effect of cloudiness. A slight increase after the cessation of rains (October-November) is common before the onset of harmattan in December when the temperature drops further to about 34.6°c. Maximum temperature in the state can reach 39.5^0C particularly in April, while minimum temperature can be as low as 16.6^0c. Adebayo and Zemba (2003)

1.6.2 Vegetation

Jimeta, has two vegetation zones, which are the sub-Sudan marked by short grasses interspersed by trees commonly found in northern part of the area.

To the south, the vegetation is marked by thick tall grasses and trees this indicate that Jimata is generally a bare land .Adebayo and Tukur (1997).

1.6.3 The Study Area

The study area is made up of three political wards of Jimeta namely Ajiya, Alkalawa and Gwadabawa wards. These wards are situated along the Muhammad Mustapha way Atiku Abubakar road down to Lamido Aliyu road and Abdullahi Bashir way. The ward is made up of different land uses such as residential, commercial, administrative, institutional and recreational uses. The study area is bounded to the eastern side by the river Benue that gains source from the Cameroonian high lands down to the heart of the country.

1.6.4 Residential Land Uses in the Study Area

The residential makeup of the study area can be described as most concentrated at the northern part of the ward between Mohammed Mustapha way and Gimba road. Concentration of houses in the study area reduces to the southern parts of the study area after Gimba road to the old G R A .There is distribution of residential use is least concentrated along the banks of river Benue and after the Government house.

1.6.5 Commercial land uses in the study area

Commercial uses within the study area are situated along the roads of the study area notably Mohammed Mustapha, Atiku AbuBakar, Olusegun Obasanjo way and Gimba roads with heavy commercial activities taking place in the Yola shopping Complex and the old market.

Administrative land uses

The study area is well known for Administrative activities because it is in this ward that the state Administrative seat is located. It is here that the Federal secretariat, Adamawa state secretariat, the Government house and a host of government offices such as the office of the state accountant, the Deputy Governor's office and the office of the state Auditor are located. Other offices include the Ministry of lands and survey, Post primary schools management Board.

Institutional land uses

Institutions found within the study area include the Federal College of Education Yola. Governmentgirls College Yola and a host of public and private primary,

secondary Schools.

Recreational land uses

In the study area are some areas that are very important for leisure and recreation. Notably the Ribadu square and the Yola Zoo. These areas attract people from all parts of Jimeta and surrounding towns.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter reviews the works of scholars on the subject relating to planning standards and regulations.

The term building standard or codes are a set of rules that specify the minimum standards for constructed objects such as building and non-building structures. The main importance of building standards and codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of building and structures. In the other hand building regulations are, minimum standards for design, construction and attractions to virtually every building. Regulations are developed by the government and approved by parliament; building regulations also contain a list of requirements referred to as schedules that are designed to ensure minimum standards for health, safety, welfare, convenience.

2.2 History of Building Standards

According to the Harvard graduate school of design (1989) many of the building standards used today have their origins in building, Health and sanitation codes formulated in most European and American countries in the late 19^{th} century. For example. The compulsory inclusion of pipe borne water in new building was a reaction to the spread of disease among the population. While the quest for protection from outbreaks led to the evolution of five regulations for different types of building. Example of how early building codes attempted to improve environmental conditions include those that prescribed access to sunlight and ventilation. The structural integrity of building protection, minimal level of sanitation and reduced housing densities. Agbola (2001) explains that new problems in the level of the habitability of homes arose and as these problems impaired the satisfaction of occupants with their housing and especially their safety, new building regulations were evolved.

2.3 Background of Planning Regulations in Nigeria

In Nigeria, the history of planning legislations can be traced back to the colonial era it started with Lord Luggards promulgation in 1900 in respect to title to land in Northern Nigeria and the introduction of indirect rule served as the Pivot for changes in land administration and resettlement development in Nigeria, in their study of planning

regulations. Kanyode & Olumuyiwabayo (2012) observed that the enactment of the township ordinance No 29 of 1917 was the first attempt at introducing special orderliness into the land use pattern in Nigeria cities. The impact of the of the ordinance laid down guidelines for physical layout of towns is still visible in towns as Aba, Port Harcourt, Enugu, Jos , Minna, and Kaduna today.

The preparation of a ten (10) year development and welfare (1946 - 1956) marked the beginning of systematic development plan. One of the major schemes of the plan was the town planning and village reconstruction. Information from the plan indicated that there was scarcely a town in the country that was not in dire need for re-planning and proper layout for future expansion. The colonial government consequence planning erected the Nigeria Town and country planning ordinance (No. 4 of 1946) to provide for the planning improvement and development of different parts of the country, through planning schemes initiated by planning authorities. The ordinance was based on the 1983 British town and country planning ordinance which created a situation in which planning and development of an urban area was equated with the provision of more physical and attractive layout with architectural well designed housing units. Concerned with other problems facing urban canters, Other related legislations during the colonial era that had bearing with the town and country planning were the mineral act (1945)which touched on issues like drainage and pollution, public health laws, (1957) which controlled overcrowding, disease and general urban squalor, others were the land development law of 1948 which dwelt on acquisition of safe and disbursement of land, the building lines regulations of 1948 which later became chapter 24 of the laws of Nigeria of 1948 which provide for positions with reference to roads. All these laws came round the same time. The use of the current building legislations in Nigeria commenced on the 2nd of June 1960. This piece of Legislation was known in the old western region. Now Oyo, Ogun, Osun, Ondo, Edo and Delta state as the western region law of Nigeria 171 of 1960 currently known as the building adoptive bye – laws in most of these states. These laws specify where and how to build in any given settlements, they include laws on methods and materials of construction and the dimension of auxiliary services around houses. The law strongly states that no building should be erected without a building plan duly certified by health officer, the works supervisor and the town planning authority no person may utilize more than half of the total building plot for the building. Town and country planning ordinance (No. 4 of 1946)

2.4 Types of Planning Laws and Regulations

Planning laws and regulations are set of rules designed to safeguard, conserve, disburse and regulate the use of land in the interest of the overall public interest Agbola (1997).It is the regulation of use of land within an area. Bogoro, Samson and Nghelmi (2014). Such laws include: zoning regulations; building bye-laws; density control, land acquisition laws; effluent discharge laws etc. As observed by Mabogunje, Mistra and Hardoy (1978). Planning laws and regulations are in the form of Planning ordinances, Planning Acts and Planning Bye-laws and Development control regulations.

2.5 Planning Ordinance

Ordinances are laws passed by a Municipal government. A Municipality such as a city, town, village or borough. Ordinances deal with maintaining public safety, health, morals and general welfare e. g housing ordinances, planning ordinances, noise ordinances, and fire and safety regulations.

Ordinances constitute the subject matter of municipal law. The power of municipal governments to enact ordinances is derived from the state constitution or statutes or through the legislative grant of a municipal charter. The charter in large part dictates how much power elected officials have to regulate actions within the municipality. Municipalities that have been granted "home rule" charters by the legislature have the most authority to act Aluko (2011).

Omole, Akinbamijo (2012) observe that in Nigeria the traditional settlement development patterns gradually gave way to the colonial approach with the annexation of Lagos as a British Colony under the Treaty of Cession in 1861, and the consequent promulgation in Lagos in 1863 of the Town Improvement Ordinance to control development and urban sanitation.

The enactment of the Township Ordinance No. 29 of 1917 was the first attempt at introducing spatial orderliness into the land use pattern in Nigerian cities. It was a landmark in the evolution of Town and Country planning in the country. The impact of the Ordinance, which laid down guide lines for physical layout of towns, is still visible in such towns as Aba, Port Harcourt, Enugu, Jos, Minna and Kaduna today. The ordinance, more or less, legalized the separation of the European from the African residential areas and established a management order for different towns. A first class township, such as Lagos, had a town council with a wide range of functions. All the major towns on the rail lines, and on the river or sea ports, were classified as second class townships, managed by local

authorities with ordinary power to collect rates. The Township Ordinance No. 29 of 1917 constituted as the first attempt at introducing spatial orderliness in the Land Use pattern of Nigerian cities. It legalized the segregation of European from the African Residential Area and established a management order for different towns. It created the First, Second class towns. The second class towns were managed by the Local Authorities with ordinary powers to collect rates under the control of District officers of Assistant District officers. Aluko (2011). Observed that Zoning is the demarcation of a city by ordinances and the establishment of regulations to govern the use of the land. It is an attempt to organize and systematize the growth of urban areas by setting up categories, classes or districts of land in the community, prescribing the use to which land and buildings may be put and applying uniform restriction on the shape and placement of buildings Obadare, (2010). The zoning regulations are set of rules and regulations which land within a given land use area is to be used. Normally, after drawing the zoning map of a given area, specific land use is prescribed to each zone e.g high density, medium density or low density residential zone. Zoning is probably the single most commonly used legal device available for implementing the land use plan. It has been used essentially as a means of ensuring that the land use of the community are properly situated in relation to one another providing adequate space for each type of development. Sub-division regulations are meant to control physical layout of new development by establishing standard such as plot size and layout, street improvement and other requirements in more details than zoning plans (Obadare, 2010).

2.6 Notable Aspects of Planning Ordinances in Nigeria

Olufemi, et al (2015) Identified features of the Nigerian planning ordinance to be as

- Pre-colonial physical planning administration administered through traditional institutions and communal ownership.
- 1863 Town Improvement Ordinance was a response to the need to control development and improve sanitation in the Lagos colony.
- The 1904 Cantonment Proclamations attempted to protect and improve sanitation of Europeans
- The Township Ordinance no. 29 of 1917 was the first statute, which provided the basis for setting guidelines for development of towns in Nigeria.
- The 1917 ordinance represented a watershed in the evolution of Town and Country Planning in Nigeria.

- First to introduce spatial orderliness, zoning and subdivision regulations into the land use and planning practices in the cities.
- The 1917 Ordinance's impact in terms of physical layouts is still visible in towns such as Aba, Port Harcourt, Enugu, Jos, Minna and Kaduna today (NITP Information Handbook 1993). In the European Reservations from health hazards prevalent at that time.
- The outbreak of the Bubonic plague in Lagos led to the introduction of the 1928 Lagos Town Planning Ordinance.
- The Ordinance provided for slum clearance, land reclamation, residential and industrial estates and the carrying out of comprehensive land use planning in Lagos. Onibokun, (1986).
- The Ordinance was instrumental to the setting up of the Lagos Executive Development Board (LEDB) as a town planning agency.
- The 1928 Lagos Town Planning Ordinance provided the basis for the Town and Country Planning Ordinance (Cap 155) of 1946 which provided for the improvement and control of development through planning schemes. Kayode, (1998).
- The colonial administration enacted the Nigeria Town and Country Planning Ordinance (No. 4, 1946).

This was adopted from the 1932 Town and Country Planning Act of Britain to provide for the planning improvement and development of different parts of the country through planning schemes.

2.7 Development Control Regulations

Development control regulations are tools for guiding and promoting development in an area in order to improve the quality of life. Essein et. Al., (2010) defines development control as a mechanism put in place to maintain standard. It is a process laid down in legislation which regulates the development and use of land use and buildings. Aluko(2011)and Okoro(2014) see development control as a process of monitoring and enforcing set down rules and measures of standards in the development of land to achieve the goals of frictionless circulation, balance and harmonious development or growth to ensure protection of individual rights with others for a sustainable development.

2.8 History of Development Control

Development control can be traced as far back as 19th century period when the need for control of development started as a result of large scale growth, congestion and overcrowding Yvonne (1998). In Nuhu and Yohanna (2013). This increase led to alteration of the physical appearance of industrial towns and brought its terrain a host of problems. He further explains that as a result, urban environment therefore turned out to be unacceptable as a result of disorganised lay out, social and economic deprivation and general public health risk which encouraged the spread of diseases such as the serious outbreak of cholera and typhoid in the 1830-40s Telling (1977) in Nuhu and Yohanna (2013) The manifestation of these problems stimulated the desire of having an ideal environment. Strategies were set for ordering and controlling of land use and the implementation were decided to depend on legislation.

In Nigeria development control started through the enactment of town improvement Ordinance of 1863, which was applied to Lagos colony. This town improvement ordinance aimed at improving public health and sanitation, controlling development and to ensure the provision of public utilities and facilities in 1917. The scope was widened more than 1963 Act and was referred to as "public land acquisition Ordinance". With the 1917 Act, township and urban districts were designed for planning purpose. Furthermore in 1928 another Act to enhance development control was promulgated which established the Lagos executive development board LEDB, presently renamed as Lagos state development and property corporation (LSDPC).

The 1928 Act was brought out because of the outbreak of the Bubonic plague in Lagos but other parts of the country were operating under the 1917 Act. Later in 1946 the Lagos Ordinance (1928 Act) As officially introduced to other parts of the country and formed the major working instrument for the town planning division in all ministries of lands housing and survey.

The 1946 Ordinance did not only empower government to establish local planning Authorities but also explicitly made development control the main activity of the Authorities. The Ordinance specifically prohibits carrying out of developments without adequate planning permission from the planning Authority. The scope of development control measures as contained in the 1946 Ordinance is what is still widely practiced by public planning authorities in the country till date. However, between 1946 and 1992 there were several legislations relating to development control in form of building regulations

building by-laws, public health laws and so on. Development control regulations include Master plans, zone plans, detailed development plans, regulations regarding land use Usage of buildings, coverage, floor area ratio, setbacks, open spaces, height, number of stories, parking requirements.

2.9Setbacks or Building Lines

Table 2.1: 1Standard for Setback, % Plot Coverage for Residential Areas.

CATEGORY	MAXIMUM	SET-BACK (IN METERS)		
RESIDENTIAL	PLOT COVERAGE % OF TOTAL AREA	FRONT	BACK	SIDE
SPECIAL RESIDENTIAL PLOT	40	6.0	3.5	3.0
LOW DENSITY	40	6.0	3,5	3
MEDIUM DENSITY	45	6.0	3.0	3
HIGH DENSITY	55	6,0	3.5	4

Development Control Regulations (F C D A) 1996

Chapter 3 (1) of the regulations provides standards for set-backs for Multifunctional areas. Multifunctional areas are corridors along arterial streets connecting each sector centre with the district centre. They are made up of 40 percent commercial and 60 percent high density residential uses. The latter is not permitted on the ground floor. The National building code (2006) 6.2.8.8 also provides that set-backs shall be provided adequate set back and air spaces as stipulated by local regulations ,bye laws to ensure adequate levels of ventilation and light.

(2) Commercial uses are buildings meant for .Employment, Airline and Insurance Offices, High class hotel, clinics, restaurants, jewellery shops, clubs, handicraft and related uses

including consultancies and Embassies. These corridors are intended to replace the built environment of the central area outside it. Abuja Development control regulation (1996).

Table 2. 1Standards for Setbacks, Percentage and Height Requirements for Plots of Land for Commercial Uses.

SET-BACK IN METERS			PLOT COVERAGE		HEIGHT IN FLOORS	
FRONT	BACK	SIDE	MIN	MAX	MIN	MAX
6	4	4	40	60	4	6

Development control regulations (F C D A) 1996

In his work on planning standards, Obateru (2003) prescribes the following standards for set-backs

Table 2. 2Standards for Residential Plot Densities.

Class of density	**MINIMUM SETBACK FROM PROPERTY LINE (dimensions in meters)**			
	Front	Rear	Left	Right
Low	7.5	4.5	4.5	4.5
Medium	6.0	3.0	3.0	3.0
High	4.5	2.0	2.0	2.0
Specially high	2.5	2.0	2.0	2.0

Source Obateru (2003) .

For roads Obateru prescribed the following standards of setbacks to be used

Table 2.4 Standards for Roads Widths and their Prescribed Setbacks

Type of road	Road reserve right of way	Type	Number of lanes	Central divide minimum width (meters)	Sidewalk width
Expressway	90	Dual	4-6	3.0-5.0	-
Ringroad	90	Dual	4-6	3.0-5.0	3.0-5.0
Primary Arterial	90	Dual	4-6	3.7-5.0	3.0-5.0
Secondary Arterial	45-60	Dual	2-4	3.8-2.5	3.0-5.0
Distributor Collector road	18-25	Single	2	-	2.5-3.7
Service (access)street	12-15	Single	2	-	1.5-1.8
Culd-sac	11	Single	2	-	1.5-1.8

Source Obateru (2003)

2.10 The Need for Planning Standards

The need for building and planning standards and regulations cannot be over emphasised. Agbola (2012) explained that a healthy conducive and satisfying environment may not evolve from human settlements unless there is adequate provision for the monitoring and control of housing units. This monitoring and control can be carried out successfully only through development control one of the only means in which the use of building and planning standards and regulations can be enforced. Such laws include zoning regulations, building bye laws, density control, land acquisition laws, effluent discharge laws.

Many of the building standards used today have their origin in building health and sanitation codes formulated in most European and American countries in the 19th century. The early codes attempted to improve environmental conditions including those that proscribe access to sunlight and ventilation. The structural integrity of buildings, protection from diseases spread by insects and rodents, minimal level of sanitation and reduced housing densities.

In trying to solve such problems, new problems which impaired the safety, satisfaction of occupants their houses especially their safety. Harvard graduate school of design (1989).

In the case of Nigeria the need to thoroughly and effectively enforce planning and building standards and regulations is very necessary. Especially with the incessant occurrence of building collapses being recorded. Some scholars like Adewumi (2012), Oloyede,et al (2010) observed that cases of building collapse in Nigeria are caused as a result of two factors which include:

1. Deficiency in design specifications and building regulations being used in Nigeria are obsolete, dating back to 1970 s they observed that the Nigerian factor is mostly used to affect those codes in spite of the fact that these codes give guidelines on choice of materials and estimated loads to ensure that the buildings are safe. Adewumi (2012) further observed that the Nigerian factor is used at times to contradict the standards and building codes in use, for example he observed that the design of residential (family) building can turn to a church over night or an office building can turn into an commercial building.

Another factor observed is that substandard materials are used for construction of buildings. They observed that everybody loves a deal they observed that even the wealthy prefer to buy materials where they are cheapest the fact is that the cheap materials are sub-standard. But health and safety should not be compromised. In their study of planning laws Arimah & Adeagbo ,(2000).observed that In developing countries that already have planning laws on the books, many dating back to colonial times, these laws are absent in practice from the majority of urban areas. Worse yet, enforcement of the laws is haphazard and may result to planning problems such as insufficient public infrastructure, absence of public open space, poor environmental quality, and (real) negative externalities among land uses. This is particularly important in the case of Nigeria where human activities in the built environment are haphazardly carried out, and this lead to the deplorable condition

of the built environment, Besides that there is serious abuse in the built environment due to careless human activities, evidenced by the unsightly, decaying and dilapidated buildings that become the common features of our national building stock within the built environment, both in cities and villages Abiola and Makonjuola,(2005).

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter focuses on the research methods and approaches were used in achieving the objectives of the research and is divided into the following sub topics, source of data, procedures for data collection, sampling techniques as well as the analysis techniques to be used in analysing data collected.

3.2 Source of Data

The primary and secondary sources of data will be used for the purpose of this research.

3.2.1 Source of Primary Data

Primary data were collected by visiting the study area by conducting physical observations of the situation on the site regarding compliance level of developers to planning standards. Questionnaires were administered to collect data on socio economic activities of respondents of the study area and to be able to determine whether socio economic background of developers have impact on planning standard compliance in the study area.

3.2.2 Sources of Secondary Data

Secondary data was collected through published documents and materials that relate to planning standard compliance. The National building Code, Town planning decree 88 of 1992 was used to review planning standards and regulations that relate to setbacks and zoning regulations. Other secondary data were gotten from gazettes and published documents from relevant Authorities responsible for the control and enforcement of planning laws and regulations such as the urban planning and development Authority, Ministry of lands and survey. Most of the data gotten from secondary sources such as planning standards and regulations were compared to existing standards used on the study area so as to determine developer’s compliance to planning standards and regulations.

3.3 Population and Sample Size

The total population of the study area is 2847 plots

Table 3.1 Number of Plots in the Study Area, and number of questionnaires administered.

Ward	Number of Plots in wards	Number of questionnaires to be distributed/ward
AJIYA	651	65
ALKALAWA	1044	104
GWADABAWA	1152	115
TOTAL	2847	284

The 397 questionnaires were distributed using cluster method of sampling to the three wards that make up the study area namely Ajiya, Alkalawa and Gwadabawa wards.
The simple random sampling method will be used in distributing the questionnaires to developers in the three various wards.

3.4 Procedures for Data Collection

For the purpose of this study three wards of different levels of planning (poor, moderate and fairly) are considered these levels are seen in the degree of planning applied in the wards. For instance Alkalawa ward is chosen as a ward with poor planning Ajiya ward is selected as a moderately planned ward and Gwadabawa ward is chosen as a ward that is fairly planned. The map of the study area was produced using Google earth pro 4.2 to show all houses and compounds in the study area. For accurately carrying out the project, Compounds will be numbered to ease in the collection of data and ensure no house is omitted

Data on widths of setbacks were collected by conducting buffer analysis using the high resolution image Google earth pro 4.2 software. The data collected from every compound were tabulated as attribute data for that compound for the five standards namely setbacks both for frontage and sides, accessibility ventilation, availability of facilities. Colour codes were used to show levels of adherence to the planning standards as used by developers in the study area

Questionnaires were administered to collect data on social background of respondents who are developers within the study area to determine whether social status of respondents has implication on the developer's level of compliance to planning standards and regulations in the study area.

3.5 Data Presentation Techniques

The Techniques to be used for data presentation are the use of tables to show socio economic status of developers in the study area correlation analysis was applied to determine the relationship between the socio economic characteristics of respondents and also to determine whether there is statistical significant relationship between the variables. Analysis was carried out using SPSS 6.0 software.

3.6 Materials to be used for the Research

Materials to be used for the research include the following:

1. Google Earth pro4.2 software: to be used to capture the satellite image of the study area.
2. Arc GIS 10.1 desktop software was used for feature digitization and displaying the Map of The study area and for conducting special and buffer analysis.
3. Microsoft word and Microsoft power point was used for presentation of research Findings
4. SPSS 6.0 software was used for analysis and presentation of findings of data with the help of questionnaire.

CHAPTER FOUR

RESULTS AND DISCUSSION

4.1 Data Presentation

This chapter deals with results and interpretation of data as well as the presentation of findings. The interpretation was carried out using the frequencies, percentages distribution. Percentages were derived from the output of the statistical analysis. A total of 284 questionnaires were distributed and 279 of the questionnaires were retrieved successfully which results were used for presentation of findings for the results were interpreted and use.

4.2. Demographic Characteristics of Respondents

This looks at the total sample population in the study area. The sex composition, age, educational distribution, occupation and educational characteristics of the sample population .these data are very important to town planners for they are very important considerations in decision making process.

Table 4.1 Sex of Respondent

This table shows the sex distribution of the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	male	212	76.0	76.0	76.0
	female	66	23.7	23.7	99.6
	3	1	.4	.4	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The table above brings about the total sample population in the study area. It shows that out of the 279 respondents interviewed 212 are male that makes 76.0 percent of total respondents while females were 66 represented by 23.7 percent of total responses. The data shows that male respondents form the majority of the sample population

Table 4. 2 Age of respondents

The table below shows the age distribution of the study area it is divided into five classes of ten years range.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	26-36yrs	47	16.8	16.8	16.8
	37-47yrs	101	36.2	36.2	53.0
	48-58yrs	90	32.3	32.3	85.3
	above 59yrs	41	14.7	14.7	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

This table shows the data on the age of respondents. Data on the age of respondents is important because it shows the most effective age group that has responded to the research, it also determines the most effective age group in the study area. According to data collected as shown in table2, 47 respondents out of the total sample population represented by 16.8 percent are between the ages of 26 and 36. Within the age range of 37 and 47are 101respondents which make up 36.2 percent, respondents within48 and 58 years age gap are 90 and form 32.3 percent of total responses. While respondents within age gap of 59years and above result to 10.4 percent of respondents from the data obtained represented in table 2 it is clear that respondents within the age gap between 37 and 47 years of age.

Table 4. 3 Marital Status of Respondents

The table gives information on the marital status figures of the study area ,and is classified into married, singles, divorced and widowed.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Married	175	62.7	62.7	62.7
	Single	67	24.0	24.0	86.7
	Divorced	13	4.7	4.7	91.4
	Widow	24	8.6	8.6	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The marital status of respondents as seen in table 4.2.3 above is very important in planning because it gives information on the status of the people in the study area and helps in determining types of development and proposals to make bearing in mind the number of people that are married, single, divorced or widowed. Table 3 shows that 219 of respondents that make up78.4 percent are married,18.5 representing 52 respondents are single, and 4 respondents making 1.4 percent are divorced while 1.7 percent that represent 5 respondents are widowed. Here data show that the married form the highest percentage of the sample population with 78.4 percent of responses.

Table 4. 4 Occupational Status of Respondents

This table gives the information on the occupational status of respondents in the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Farmer	30	10.8	10.8	10.8
	civil servant	97	34.8	34.8	45.5
	Business	97	34.8	34.8	80.3
	Developer	2	.7	.7	81.0
	Others	53	19.0	19.0	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

Occupation is important in the existence of every settlement or group of people that is why data on occupation is always important in town planning .In the study occupation as shown in table 4.4 shows that30 respondents that make up 10.8 percent of respondents are farmers, 97respondents or 34.8 percent are civil servants. 97 respondents making up 34.8 percent of responses engage in business activities while 19.0 percent of respondents agree to be retired or fulltime house wives.

Table 4. 5 Educational Status of Respondentsv

This table shows the Educational characteristics of respondents of the study area it shows results for primary, secondary, tertiary and any other educational status attained by respondents in the study area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	primary school	37	13.3	13.3	13.3
	secondary education	113	40.5	40.5	53.8
	tertiary education	100	35.8	35.8	89.6
	Others	29	10.4	10.4	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

Educational background of respondents is discussed here, as shown in table 4.5, 37 respondents agreed to have primary education as qualification that makes 13.3 percent, 113 respondents making 40.5 percent have secondary school certificates as highest qualification while 100 respondents making 35.8 percent have tertiary education,29 respondents represented by10.4percent say they attended Arabic schools or were trained in trades like hat washing mechanics carpentry or electrical works.

Table 4. 3 Ownership of Property

The table below shows the property ownership status of respondents, it shows whether a respondents property is personally owned or rented.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Tenant	92	33.0	33.0	33.0
	property owner	181	64.9	64.9	97.8
	Others	6	2.2	2.2	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The data collected in the table above shown that out of the 92 respondents making 33.6 percent are tenants while181respondents that make up 64.9 percent of respondents are property owners while the remaining 2.2 percent are workers such as watch men or workers.

Table 4. 7 Number of Persons per Household

This table shows the information on the number of persons per household in the study area as provided by respondents.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-5	96	34.4	34.5	34.5
	6-10	112	40.1	40.3	74.8
	11-15	35	12.5	12.6	87.4
	15-20	21	7.5	7.6	95.0
	5	14	5.0	5.0	100.0
	Total	278	99.6	100.0	
Missing	System	1	.4		
Total		279	100.0		

Source field survey October 2016

The table above shows that96 respondents making 34.4 percent of total responses in the study area have 1_5 members of their households living with them in their houses, 112 respondents making 40.1percent claim to have 6_10 family members, 12.5 percent of respondents represented by 35 respondents have 11_15family members while 7.5 percent representing21 respondents have 15- 20 family members.

Table 4. 8 Duration of Ownership of Property

The table below shows the respondents duration of ownership of property. The table shows the duration in ranges of five years.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	6	2.2	2.4	2.4
	1-5yrs	49	17.6	19.8	22.2
	6-10yrs	52	18.6	21.0	43.1
	11-15yrs	42	15.1	16.9	60.1
	15-20yrs	35	12.5	14.1	74.2
	5	64	22.9	25.8	100.0
	Total	248	88.9	100.0	
Missing	System	31	11.1		
Total		279	100.0		

Source field survey October 2016

The duration of ownership of property is important to town planners because it is easy to acquire the historical knowledge about the area in question .Here table 4.8 above shows that in 49 respondents interviewed making, 19.8 percent of respondents have owned their plots of land for 1_5 years. 52 respondents making21.0 percent of total responses agree to have owned their plots of land for 6-10 years, 42 respondents represented 16.9 percent. They owned their plots for 11-15 years. While35 respondents represented by14.1 percent have owned their plots for15-20 years.And5 respondents represented by 25.8 percent of total responses owned their lands for over 20 years.

Table 4. 9 Method of Acquisition of Land

This table shows the information on the methods of land acquisition in the ward . The methods of acquisition range from lands and survey, Jauros/maingwas, inheritance.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		1	.4	.4	.4
	lands and survey	137	49.1	49.1	49.5
	Jauro/Maingwa	71	25.4	25.4	74.9
	Inheritance	63	22.6	22.6	97.5
	did not apply	7	2.5	2.5	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The table above shows how property owners acquired their lands according to the survey 49.1 percent of respondents representing137respondents acquired their lands from the lands and survey, 25.4 percent from Jauro/Maingwa, 22.6 percent representing 63 responses agree to have acquired their plats of land through inheritance while 2.5 percent of respondents claim not to have apply in any way for their plots of land.

Table 4. 10 Permission for Development of Plot

This table shows the methods residents acquire permission for development of their property in the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No permit	78	28.0	28.0	28.0
	A S U P D A	156	55.9	55.9	83.9
	Jauro/MaIngwa	30	10.8	10.8	94.6
	Lands and survey	13	4.7	4.7	99.3
	Others	2	.7	.7	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

This is very important to town planners in that it gives the clear picture of the level of developer's adherence to planning regulation compliance. According to table4.11 above 79respondents represented by 28.0 percent of respondents from the sample population claim they carry out their developments without permission from any authority, 156 respondents that form 55.9 percent agree to taking permission from A S U P D A .for development of their properties. 10.8 percent take permission from Jauro/Maingwa. While 4.7 percent were agree to be given permission to develop their plots from ministry of lands and survey. While 0.7 percent of respondents claim to have gotten permission from other sources such as local government and elderly family members from the data in this table above it shows that majority of respondents agree to have gotten development permission from Adamawa state Urban Planning Authority before embarking on development of their plots and other developments.

Table 4. 11 Assessment of Planning in Ward

The views of the residents on the planning of their ward is seen below, here the residents express their opinions on how favourable they see the nature or planning of the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Favourable	43	15.4	15.4	15.4
	not favourable	233	83.5	83.5	98.9
	3	3	1.1	1.1	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

Here the responses of the population concerning their assessment of the development of their wards in terms of planning are being sought. According to table 4.12 above 15.4percent of respondents think the development of their ward is favourable while 83.5 percent feel planning of their ward needs improvement therefore is not favourable. While 1.1 percent of the respondents have mixed feelings concerning the assessment. Going by the total response of the respondents it is fair to conclude that majority of respondents, (83.5) percent are not satisfied with the level of planning of their wards, they feel more improvement is needed in the area of planning of their wards.

Table 4.12 Level of Satisfaction with Neighbours in Wards

The table below shows the respondents level of satisfaction with their neighbours to see whether they are satisfied with their neighbours.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Satisfactory	251	90.0	90.0	90.0
	not satisfactory	27	9.7	9.7	99.6
	4	1	.4	.4	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The assessment of level of satisfaction with neighbours in the various wards was conducted in order to seek the opinion of respondents towards the condition of planning. This is a important tool because the opinion of respondents is important in decision making. Table 4.13 shows that 251 respondents making 90.0 percent of total responses are satisfied with their neighbours, 27 respondents represented by 9.7 percent of responses are not satisfied with their neighbours. From the data in table 12 it shows that majority of respondents are satisfied with their neighbours.

Table 4. 12 Level of Satisfaction with Planning

The level of satisfaction of respondents is shown in the table below. Information on respondents satisfaction with planning of their wards is important because the knowledge on respondents satisfaction will help greatly in making planning proposals.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Satisfactory	137	49.1	49.1	49.1
	not satisfactory	142	50.9	50.9	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

This data on level of satisfaction of respondents to planning looks at the satisfaction of respondents to planning. In table 4.14 above 137respondents making 49.1 percent of responses say they are satisfied with the level of planning of their wards while 142 respondents making 50.9 percent of respondents are not satisfied with planning of their wards.

Table 4. 13 Satisfaction with Accessibility in Various Wards

The table below shows the respondents satisfaction with the accessibility in their ward, this gives a clear view of the nature of accessibility in the wards of the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Satisfactory	155	55.6	55.6	55.6
	not satisfactory	119	42.7	42.7	98.2
	3	5	1.8	1.8	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

Here responses of people in the study area are discussed based on their views on state of accessibility in their wards. Fromtable 4.15 above it can be seen that155 respondents that make up 55.6 percent of respondents say the problem of accessibility is most serious in their wards, while119 respondents represented by 42.7 percent of total responses feel unsatisfied with accessibility in their various wards of residences. Based therefore on the findings it is clear that accessibility most of the roads in the study area are accessible since most of respondents are satisfied with accessibility in their wards.

Table 4.15 Problems Encountered as a Result of Nature of Planning

The table below shows the respondents opinion on the problems they encounter as a result of the nature of the planning if the wards in the study area.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Accessibility	37	13.3	13.3	13.3
	Ventilation	54	19.4	19.4	32.6
	poor distribution of facilities	150	53.8	53.8	86.4
	all of the above	38	13.6	13.6	100.0
	Total	279	100.0	100.0	

Source field survey October 2016

The table above shows findings on the assessment on the respondents opinion on what they think are problems they feel are caused as a result of poor nature of planning in their wards this is very important because through the responses of the respondents, a clear picture of the planning situation of the study area is seen in table 15 above 37 respondents making up 13.3 percent of responses agree that accessibility is the major problem encountered as a result of poor planning in their wards. 54 respondents represented by 19.4 percent of responses see ventilation as major problem they encounter, while 150 respondents represented by 53.8 percent of respondents see poor distribution of facilities as problem faced as a result of poor planning. While 38 respondents represented by 13.6 percent of responses are of the opinion that accessibility, ventilation and poor distribution of facilities are all caused as a result of poor planning. Major problem is ventilation. In terms of distribution of utilities 48.0 percent of respondents feel the major planning problem is distribution of utilities. While 28.0 percent of respondents see the major planning problems are accessibility, ventilation, and poor distribution of utilities. In Ajiya ward 18.4 percent representing 12 respondents claim major problem to be accessibility,18 respondents making 27.6 percent feel ventilation is the major problem. 40.0 percent of respondents representing 26 respondents see poor distribution of utilities as major planning problem while only 9 respondents that make up 13.8 percent of respondents agree that all the problems such as accessibility, ventilation and poor distribution of utilities are all problems faced in the ward. In Godabawa ward 9.0 percent of respondents see accessibility as major planning problem in the ward, 12.2 percent representing 14 respondents see ventilation as

most serious planning problem, while 80.0 percent of the respondents agree that poor distribution of utilities is the major problem and only 7.8 percent of the ward

4.3 CORRELATION RESULTS FOR ALKALAWA WARD

4.3.1 Sex of Respondents with Duration of Land Acquisition

From the results of correlation between sex of respondents with duration of land ownership it shows that there is no correlation between the sex of respondents in Alkalawa ward and duration **of** ownership of land it also shows that there is no statistical significant correlation between them. The table appendix 3.1.1. also shows there is no correlation between sex of respondents in Alkalawa and plot acquisition this shows that age does not affect plot acquisition in the ward.

4.3.2 Correlation Results for sex of Respondent with Development Permission and Assessment of Planning

the relationship between sex and planning permission and planning assessment shows that there is no relationship between sex and planning permission and planning assessment as shown in appendix 3.1.2. It is clear that sex does not affect planning permission and the assessment of planning it therefore means that age does not affect the respondents' view of planning in the ward.

4.3.3 Correlation Results for Sex of Respondents with Satisfaction of Respondents to Planning

The relationship between age of respondents in Alkalawa and their satisfaction with the planning of the ward the table as seen in appendix 3.1.3 shows that satisfaction of respondents is not affected by age of respondents in the ward also there is no statistical significant correlation between respondents' satisfaction with their neighbours, planning, or accessibility in the ward.

4.3.4 Sex of Respondents with Compliance of Respondent to Planning

According to ihe correlation between sex of respondents with compliance with planning regulations in Alkalawa ward shows that there is negative correlation between sex and setbacks (frontage) and ventilation. However the table as shows in appendix 3.1.4 that there is a statistical significance between age and setback and ventilation. This shows that a little change in the age of respondents' age can lead to increase in or improvement in planning compliance in Alkalawa ward. The table shows no correlation between assessment of facilities, accessibility and setbacks (side and back).

4.3.5 Correlation Results for Age of Respondents with Duration of Land Ownership and Plot Acquisition

the correlation between age of respondents with duration of plot ownership and acquisition in the ward as shown in appendix 3.1.5 are not affected by age of respondents. The table also shows there is no statistical significant significance between duration of plot ownership and plot acquisition in the ward.

4.3.6 Age of Respondent with Development Permission and Assessment of Planning

Correlation results show that there is a negative correlation between age and permission for planning with no relationship between age of respondents with planning assessment. The tablein appendix 3.1.6 however shows that there is statistical significance between age and planning permission. This shows that despite the negative correlation a change in the age of respondents can lead to a change in compliance with planning permission in the ward

4.3.7 Age of Respondents with Satisfaction of Respondents to Planning

The relationship between ages of respondents with satisfaction of respondents' satisfaction with planning of their ward. The results shows that there is no relationship between satisfaction of respondents with their neighbours, accessibility, and the planning of their wards the table shows that there is also no statistical significant correlation between age and satisfaction of respondents and satisfaction with planning of Alkalawa ward.See table 3.1.7 in the appendix.

4.3.8 Age of Respondents with Compliance of Respondents

The relationship between age and planning compliance in Alkalawa ward can be seen in appendix 3.1.8 where it shows that there is no relationship between age and compliance to planning regulations in Alkalawa The table shows that age does not affect compliance to planning regulations in any way according to the table age and compliance have no relationship

4.3.9 Marital Status of Respondents with Duration of land ownership and plot Acquisition

The correlation results show that there is no relationship between marital status of respondents and plot acquisition see table appendix 3.1.9 . This shows that a change in marital status of respondents can improve plot acquisition. This very important to planning

because it will help in checking unlawful acquisition of land which results to noncompliance to planning regulations.

4.3.10 Marital status with Planning Permission and Planning Acquisition

Correlation results show that there is no relationship between marital status,planning permissionand planning assessment.There is also no significant statistical correlation between them.see appendix 3.1.10.

4.3.11 Sex of Respondents with Satisfaction of Respondents to Planning

The correlation results show that there is no relationship between planning satisfaction and marital status .It shows no significant correlation between them see appendix 3.1.11

4.3.12 Marital Status of Respondents and Planning

According to the correlation results in appendix 3.1.12 there is only a negative correlation between marital status and assessment of ventilation. The table shows there is a significant correlation between assessment of ventilation and marital status. This shows that an improvement in marriage will improve planning compliance to planning regulations which is very important to planning.

4.3.13 Occupation of Respondents with Duration of Land Ownership and Plot Acquisition

The correlation between occupation and duration of ownership of plot and plot acquisition. Shows that there is no relationship between occupation and duration of ownership of plot and method of plot acquisition. Table shows no relationship between them .See appendix 3.1.13.

4.3.14 Occupation of Respondent with Development Permission and Assessment of Planning

The correlation results shows that there is a negative relationship between occupation and planning assessment. The table appendix 3.1.14 also shows there is statistical significant correlation between occupation and marital status of respondents this shows that a improvement in occupation or a reduction in unemployment will improve the respondents appreciation of the planning of Alkalawa ward.

4.3.15 Occupation of Respondent with Respondents Satisfaction

The correlation results for occupation of respondents and respondents satisfaction with planning as seen in appendix 3.1.15 shows that there is only a relationship between

occupation and satisfaction with accessibility the table also shows that there is statistical significant correlation between them. Which means that an improvement in employment likely to increase the level of satisfaction of the residents of Alkalawa ward.

4.3.16 Occupation of Respondents with Compliance of Respondents

The correlation results between occupation and planning compliance. shows that there is only a relationship between occupation and the distribution of facilities in the ward with a corresponding statistical correlation. Appendix 3.1.16 This shows a n increase or decrease in employment will lead to increase or decrease in the appreciation of facilities in the ward.

4.3.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition

The correlation between tenancy and duration of ownership shows that there is a relationship followed by a corresponding significant statistical relationship as can be seen in appendix 3.1.17. this means that an increase in tenancy of respondents could increase or improve ownership durations.

4.3.18 Tenancy of Respondent with Development Permission and Assessment of Planning

The relationship between tenancy and planning permission and planning assessment in Alkalawa ward. According to the table appendix 3.1.18 there is no relationship between either planning permission or planning assessment. The table also shows that there is no statistical relationship between them.

4.3.19 Tenancy of Respondents with Satisfaction of Respondents to Planning

The relationship between tenancy and satisfaction of residents of Alkalawa ward as can be seen in appendix 3.1.19 shows that there is no relationship between tenants and their neighbours, planning of the ward or the accessibility in the ward. It shows clearly that tenancy does not affect satisfaction.

4.3.20 Tenancy of Respondents with Compliance of Respondents

The relationship between tenancy and planning compliance in Alkalawa ward. According to The table appendix 3.1.20 there I no clear relationship between tenancy and planning compliance. The table shows no relationship with setback assessment, ventilation, accessibility or distribution of facilities.

4.3.21 Education Qualification and Respondents Satisfaction with Planning

The correlation results between education level of respondents with their satisfaction with planning as can be seen in appendix 3.1.21 shows that there is a weak negative relationship between education and the satisfaction of responses with their neighbours. The table also shows that there is a week statistical relationship between them it implies that even if there is a rise in the education of respondents on planning, there will not be a rise in the peoples increase in satisfaction of their neighbours.

The relationship between education and satisfaction with planning shows that there is no relationship there is also no statistical relationship between them, this shows that a change in education will not lead to a change in satisfaction with planning of the residents of the ward.

The table shows that there is a week relationship between respondents satisfaction and education. It shows that education has played a great role in respondents satisfaction with the planning of the ward. It also shows that there is statistical relationship between education and satisfaction with planning.

4.3.22 Planning Permission, Planning Assessment and Respondents Satisfaction with Planning

The correlation results as seen in appendix 3,1,22 Shows that there is a week relationship between planning permission and planning assessment however there is no statistical relationship between them.

It also Shows that the relationship between planning permission and satisfaction with neighbours shows no relationship between them. This means that there is no impact of planning permission with satisfaction with respondents satisfaction with neighbours.

The table also shows that there is no relationship between planning permission and respondents satisfaction with satisfaction with planning and satisfaction with planning and satisfaction with accessibility.

4.3.23 Planning Permission, Planning Assessment and Respondents Satisfaction with Planning

Correlation results shows that there is a week relationship between planning permission and planning assessment however there is no statistical relationship between them.

Appendix 3.1.23 Showing the relationship between planning permission and satisfaction with neighbours the table shows that there is no relationship between them.

This means that there is no impact of planning permission with satisfaction with respondents satisfaction with neighbours.

The table also shows that there is no relationship between planning permission and respondents satisfaction with satisfaction with planning and satisfaction with planning and satisfaction with accessibility.

4.3.24 Planning Permission and Plot Acquisition

Appendix 3.1.24 shows the relationship between planning permission and plot acquisition of plots by respondents according to the table there is a negative correlation between pdlanning permission and plot acquisition ,it means that the relationship between planning permission and plot acquisition are weak it also shows that a increase in plot acquisition may not lead to increase in planning permission this may be as a result of factors such as the poor methods of acquisition and educational expositor of the respondents to planning.

4.4 CORELATION RESULTS FOR AJIYA WARD

4.4.1 Sex of Respondents with Duration of Land Ownership and Plot Acquisition

The relationship between sex of respondents and ownership of property and acquisition of plot. According to appendix 3.2.1 there is correlation between sex and ownership of property with a corresponding statistical significant correlation which shows that an increase in the value of sex will lead to ownership of property value in the ward. The table however shows that there is no relationship between sex and plot acquisition.

4.4.2 Sex of Respondent with Development Permission and Assessment of Planning

The correlation results for sex of respondents and planning permission and planning assessment of respondents, as seen in appendix 3.2.2 shows that there is no relationship between sex and either planning permission or planning assessment.

4.4.3 Sex of Respondents with Satisfaction of Respondents to Planning

Appendix shows t 3.2.3 he relationship between sex of respondents and the satisfaction of respondents to planning of their ward. The results obtained show that there is no correlation between sex and satisfaction.

4.4.4 Sex of Respondents with Compliance of Respondents

The relationship between sex and planning compliance see appendix 3.2.4 shows that there is no correlation between planning compliance and sex

4.4.5 Age of Respondents with Duration of Land Ownership and Plot Acquisition

The relationship between age and duration of ownership of property and acquisition according to there is appendix 3.2.5 correlation between property ownership and age or plot acquisition and age.

4.4.6 Age of Respondent with Development Permission and Assessment of Planning

The correlation of age and planning permission and assessment of planning. shows that there is no relationship between either planning permission and age or planning assessment and age .It shows that age has no effect on planning assessment or planning permission see appendix 3.2.6.

4.4.7 Age of Respondents with Satisfaction of Respondents to Planning

The relationship between age of respondent and satisfaction of respondents with planning of the ward. Appendix 3.2.7 shows no relationship between age of respondents with planning satisfaction in Ajiya ward.

4.4.8 Age of Respondents with Compliance of Respondents

Appendix 3.2.8 Shows the relationship between age of respondents and planning compliance. It shows that there is no relationship at all between planning compliance and age of respondent.

4.4.9 Marital Status of Respondents with Duration of Land Ownership and Plot Acquisition Correlations

The correlation between marital status of respondents with duration of ownership of property and acquisition of plots see appendix 3.2.9 shows there is no correlation between age and duration or acquisition.

4.4.10 Marital Status of Respondent with Development Permission and Assessment of Planning

The relationship between planning permission and planning assessment with marital status of respondents of Ajiya ward and shows that there is effect between marital status and planning permission and planning assessment see appendix 3.2.10.

4.4.11 Marital Status of Respondents with Satisfaction of Respondents to Planning

Correlation for marital status of respondents and satisfaction with the planning of their ward. Appendix 3.2.11 shows that there is no relationship between marital status and satisfaction of respondents. It shows that there is no relationship between them.

4.4.12 Marital Status of Respondents with Compliance of Respondent

Appendix 3.2.12 shows the relationship between planning compliance and marital status of respondents according to the table there is no relationship between marital status and planning compliance. This means that marital status does not affect planning compliance of Ajiya ward.

4.4.13 Occupational Status of Respondents with Duration of Land Ownership and Plot Acquisition

The correlation results for respondent's occupation and property ownership and plot acquisition. See appendix 3.2.13 which shows no relationship between the occupation of respondents with property ownership and plot acquisition.

4.4.14 Occupation of Respondent with Development Permission and Assessment of Planning

Correlation results for occupation of respondents with planning permission and planning assessment. The correlation between occupation and planning permission shows that there is a statistical significant correlation, See appendix 3.2.14 which implies that an increase in employment of residents of Ajiya ward could increase planning permission this is important to planning because it would help in tackling the increasing planning problems experienced in Nigerian cities today.

4.4.15 Occupation of Respondents with Satisfaction of Respondents to Planning

. According to the table there is no correlation results between respondents occupation and respondents satisfaction with planning, their neighbours, accessibility. It shows that there is no effect of occupation on respondents satisfaction with planning of the ward see appendix 3.2.15.

4.4.16 Occupation of Respondents with Compliance

Table 60 Shows the relationship between respondents occupation and planning compliance it can be seen that planning compliance in Ajiya ward is not affected by the occupation of respondents see appendix 3.2.16.

4.4.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition

The table appendix 3.2.17 shows that there seems to be no relationship between tenancy of respondents and property ownership or plot acquisition.

4.4.18 Sex of Respondents with Development Permission and Planning Assessment.

The relationship between respondents tenancy and planning permission and planning assessment shows that there is no relationship between tenancy and planning permission or planning assessment see appendix 3.2.18.

4.4.19 Tenancy of Respondents with Satisfaction of Respondents to Planning

The correlation results for tenancy and planning satisfaction as seen in appendix 3.2.19 there is no correlation between tenancy of respondents and respondents satisfaction with planning of Ajiya ward.

4.4.20 Tenancy of Respondents with Compliance of Respondents

Correlation results for tenancy of respondents and planning compliance in Ajiya ward. The table indicates that there is no correlation between tenancy and planning compliancy in Ajiya ward see appendix 3.2.20.

4.4.21 Education Qualification and Respondents Satisfaction with Planning

Correlation results for occupation of respondents with planning assessment of Ajiya ward, the resultsas seen in appendix 3.2.21 show that there is no relationship between occupation and setbacks, ventilation and distribution of facilities in Ajiya ward It means that there is no effect of occupation of respondents on planning of the ward.it shows that planning is not affected by occupation of respondents.

4.4.22 Planning Permission, Planning Assessment and Respondents Satisfaction with Planning

The table appendix 3.2.22 shows that there is no relationship between planning permission and planning assessment of the ward, the table also shows that there is no relationship between planning permission with the satisfaction of respondents with the planning of the ward.

4.2.23 Permission for Planning with Education and Occupation of Respondents

The relationship between planning permission with educational qualification and occupation of respondents shows that there is no relationship between planning permission and educational qualification see appendix 3.2.23. This is an indication that in Ajiya ward planning permission is not affected by education. The table also shows that planning permission is also not affected by occupation of respondents.

4.4.24 Planning Permission and Plot Acquisition

Correlation between planning permission and acquisition of land. Based on the correlation results shown in appendix 3.2.24 there is a relationship between planning permission and plot acquisition in Ajiya ward it means that the method of acquisition of plot affects planning permission. According.

4.5 CORRELATION RESULTS FOR GODABAWA WARD

4.5.1 Sex of Respondents with Duration of Ownership and Plot Acquisition

The results show that there is no correlation between sex of respondent with plot acquisition or duration of plot ownership. From the results it can be seen that there is no relationship between age and plot acquisition or duration of plot acquisition see appendix 3.3.1.

4.5.2 Sex of Respondent with Development Permission and Assessment of Planning

Correlation results shows that there is no relationship between sex of respondents, development permission and planning permission appendix 3.3.2 shows that there is no relationship This means that sex of respondents does not affect planning assessment or planning permission in Godabawa ward.

4.5.3 Sex of Respondents with Satisfaction Respondents to Planning

Correlation results for sex of respondents and planning satisfaction of respondents in Godabawa ward. The correlation results show that there is no relationship between sex of respondents and satisfaction of respondents to planning of their ward. This means that sex does not affect respondents satisfaction to the planning of the ward see appendix3.3.3.

4.5.4 Sex of Respondents with Compliance of Respondents

Correlation results for sex of respondents with compliance of respondents to planning regulations in the ward. Shows that there is no relationship between sex of respondents and compliance of developers to planning regulations as shown in appendix 3.3.4

4.5.5 Age of Respondents with Duration of Land Ownership and Plot Acquisition

The correlation results for age of respondents and duration of plot ownership and plot acquisition and shows that there is no relationship between either age and plot acquisition or duration of plot ownership as shown by appendix 3.3.5. The table shows that there is no relationship; there is no effect of age of respondents on plot acquisition or duration of plot ownership.

4.4.6 Age of Respondent with Development Permission and Planning Assessment

Correlation between age of respondents and planning assessment and planning permission, shows that there is no relationship between planning permission and planning assessment

with age of respondents see appendix 3.3.6. This means that age of respondents does not affect planning assessment and planning permission in Godabawa ward.

4.4.7 Age of Respondents with Satisfaction of Respondents to Planning

The relationship between age of respondents and respondents satisfaction with the planning of Godabawa ward shows that there is no relationship between age and satisfaction of respondents to the planning of their ward see appendix 3.3.7.

4.4.8 Sex of Respondents with Satisfaction of Respondents to Planning

Correlation results for age of respondents with compliance of developers with development regulations see table appendix 3.3.8. The table shows that there is no relationship between age of respondents and compliance with planning regulations. The table shows no effect of age over compliance with planning regulations.

4.4.9 Marital Status of Respondents with Duration of Land Ownership and Plot Acquisition

The relationship between marital status of respondents and duration of acquisition of ploy and method of plot acquisition shows that there is no relationship between the marital status of respondents and plot acquisition method or duration of plot acquisition in Godabawa ward see appendix 3.3.9.

4.4.10 Marital Status of Respondent with Development Permission and Assessment of Planning Correlations

The correlation between respondent's marital status and planning permission and planning assessment. Shows that there is no relationship between marital status and planning permission or planning assessmentsee appendix3.3.10 .

4.4.11 Marital Status of Respondents with Satisfaction of Respondents to Planning

The relationship between marital status of respondents and satisfaction of respondents to planning of Godabawa ward. Results from the table appendix 3.3.11 shows that there is no relationship between marital status and planning satisfaction in the ward.

4.4.12 Marital Status of Respondents with Compliance of Respondents

Correlation results between marital status of respondents and compliance with planning regulations shows that there is only a negative relationship between marital status and ventilation with a corresponding statistical significant correlation see appendix 3.3.12. This

means that an increase in marital status of respondents in Godabawa could increase the compliance to regulations on ventilation in the ward and vice versa.

4.4.13 Occupation of Respondents with Duration of Land Ownership and Plot Acquisition

The correlation results for occupation of respondents and duration of ownership of plot and acquisition of plots in Godabawa ward shows a correlation between occupation and planning acquisition it also shows that there is positive statistical significant correlation between them which shows that an improvement in occupation or reduction in unemployment could improve respondents method of plot acquisition see appendix 3.3.13.

4.4.14 Occupation of Respondent with Development Permission and Assessment of Planning

Appendix 3.3.14 shows the correlation results for respondent's occupation and planning permission and planning assessment the table shows that there is a correlation between occupation and planning permission. The table also shows that there is a statistical significant correlation. This means that a change in occupation of respondents will equally change planning permission in the ward. An increase in occupation will increase compliance to planning permission and an decrease in occupation will lead to decrease in compliance to planning regulations.

4.4.15 Occupation of Respondents with Satisfaction of Respondents to Planning

The correlation results for occupation of respondents with satisfaction with planning of Godabawa Ward. According to appendix 3.3.15,shows that there is no relationship between occupation and planning satisfaction or respondents in the ward. This shows that occupation of respondents does not affect respondents' satisfaction to planning of Godabawa Ward.

4.4.16 Occupation of Respondents with Compliance of Respondents

Correlation results for occupation of respondents and compliance to planning regulation. shows that there is no relation between occupation of respondents and compliance to planning regulations the results can be seen in appendix 3.3.16.

4.6.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition.

The correlation results for tenancy of respondents and duration of ownership of plot and method of acquisition of plot as seen in appendix 3.3.17. shows that there is no

relationship between tenancy or respondents and plot ownership or duration of plot ownership

4.4.18 Tenancy of Respondent with Development Permission and Assessment of Planning

The results for tenancy of respondents and planning permission and planning assessment according to appendix 3.3.18 shows that there is no relationship between respondents tenancy and planning permission or planning assessment.

4.4.19 Sex of Respondents with Satisfaction of Respondents to Planning

Correlation results for tenancy of respondents and respondents satisfaction with the planning of their ward. The table shows that there is no relationship between tenancy and respondents satisfaction with planning see appendix 3.3.19.

4.4.20 Tenancy of Respondents with Compliance of Respondents

The relationship between tenancies of respondent with compliance with planning regulations. The results as seen in appendix 3.3.20 shows that there is no correlation between tenancy of respondent and compliance with planning regulations.

4.4.21 Education Qualification of Respondents Satisfaction with Planning

The correlation results for respondents' education with satisfaction with satisfaction with planning of the ward shows that there is no relationship between respondents' education with satisfaction with neighbours, planning and accessibility in the ward as seen in appendix 3.3.21 which also shows that there is no statistical significant correlation between them. This means that even if the educational statuses of respondents improve it may not have any effect on satisfaction of respondents to neighbours, accessibility or planning of the ward.

4.4.22 Planning Permission Assessment and Respondents' Satisfaction with Planning

The relationship between planning permission and respondents' satisfaction. Appendix 3.3.22 shows that there is no relationship with planning permission and respondents' satisfaction with neighbours planning and assessment. However, the table shows that there is a statistical significance correlation between planning permission and respondents' satisfaction with accessibility. This shows that an increase in planning through planning enforcements such as development control will increase satisfaction of respondents to accessibility.

4.4.23 Permission for Planning with Education and Occupation of Respondents

The relationship between planning permission and educational status and occupation of respondents as seen in appendix 3.3.23. shows that there is no relationship between planning permission, education and occupation of respondents, the table also shows no statistical correlation between them all.

4.4.24 Planning Permission and Plot Acquisition

The relationship between development permission and method of plot acquisition. tab shows that there is a relationship between development permission and method of plot acquisition. Appendix3.3.24 shows that there is strong statistical correlation between them. This means that an increase in the enforcement in planning practices for example development control will improve proper acquisition of plots, also proper plot acquisition will increase planning enforcement.

CHAPTER FIVE
PLANNING PROPOSAL

5.1 Introduction

This chapter deals with proposals from the data analysed in chapter four the respondents confirm their non-satisfaction with the planning of their wards table 13 above shows that 137respondents making 49.1 percent of total responses say they are satisfied with the level of planning of their wards while 142 respondents making 50.9 percent of respondents are not satisfied with planning of their wards. Table 11 above 15.4percent of respondents think the development of their ward is favourable while 83.5 percent feel planning of their ward needs improvement therefore is not favourable.

5.2 Planning Proposal

This is a physical orderly action used to achieve a stated goal through the application of planning principles and techniques. The physical planning proposal is to ensure the attainment of a lasting solution to the physical planning problems in the study area caused as a result of the noncompliance of developers to planning regulations

5.3 Proposed framework for the proposal

Based on the findings and drawn Conclusions on findings. The following proposals are made to solve the problems identified in the study areas shown on figures and the figures show expansion of roads and expansion of roads and provision of facilities to meet the required solutions of the problems identified.

5.4 Road Expansion

This is the process of widening the roads so as to make them wider and easier for passage, it allows more space drainages and gives room for the provision of facilities such as water pipes and electricity lines. That provides utilities such as pipe borne water and electricity to the affected areas. Expansion of the roads will help in the area of ventilation as there will be free flow of air.

5.5 Provision of Facilities

Provision of utilities such as pipe borne water and electricity to the residents of the Study area will be achieved by provision of the facilities and will go simultaneously with the road construction so as to make it easier for the work to be done.

It however has been observed that in some parts of the study area some of the Facilities such as water pipes have already been laid only that they are no longer

Functional hence need replacement and some as a result of road repairs and Construction works carried out were damaged. The case of electric lines they will be provided and poles erected to provide electricity to the areas where electricity supplied have been hampered.

5.6 Sources of Funding

The implementation of the proposal of such nature cannot be actualised without Strong funding from various government establishments such as local government Authorities, State Governments, Federal Governments, Community and nongovernmental agencies. This project will make use of the following sources of funding.

A The Government

The government will be the principal partner in funding the project. The Federal Government, state and local governments can help through their various development programmes aimed at bringing about development to urban centres such as urban development programmes.

B Non-Governmental organisations (NGOS)

Nongovernmental organisations (NGOS) and community based organisations (CBOS) render assistance to communities where they exist; assistance is done through printing of appeal forms, cards and launchings.

C Loans from Banks

Banks and financial institutions such as the urban development banks, African Development bank, commercial banks, these institutions provide loans for projects which will be paid after a stipulated period of time. The World Bank is also another bank that provides loans to developing countries of the world for road construction projects.

D Funds from donor agencies

There are agencies that play important roles in provision of drinking water, promote Sanitation in urban in urban canters of developing nations like Nigeria, such agencies include the United Nations International Children's Emergency Fund (UNICEF), The United States Agency for International Development (USAID).

E Personal and community levies

Personal and community levies have proved reliable to certain extent in funding Projects that have direct impact in that the community or individuals within an Affected are knowing problems they face contribute resources for the purpose of solving their own problems.

5.7 Phasing

The proposed project is expected to be carried out within a span of ten (10) Period. For effective implementation of the project it is divided into phases. The Table below shows how the of the project is to be carried out

Phasing Strategy

Phasing is a tool for proper step by step breaking of a project into phases for proper implementation intended to be executed successively to ensure efficiency in the implementation process. For a project such as road expansion and construction as this that involves a large amount of money which may not always be available at once requires phasing so as to reduce the burden on the government and the people in the area if allowed to be executed at once. The table below shows the proposed phasing for the expansion/construction of roads in Jimeta.

Table 5.1 Showing Project Phasing

	Phase1	**Phase 2**	**Phase 3**	
	2016-2019	2 2020-2023	3 2024-226	
Road to be constructed/expanded (km)	5.7kms	6.2kms	2.8kms	14.7kms

Phase 1 2016 – 2019 During this period 5.7 kilometres of road will be expanded and drainages constructed to ease accessibility and smooth flow of domestic sewage.

Phase 2 2020-2023 During this period 6.2 kilometres of road will be constructed also together with the drainages.

Phase 3 2024-2026 During this period 2.8 kilometres of road will be constructed/expanded with its adjoining drainages to ease accessibility, ventilation and flow of domestic sewage which flows uncontrollably on to the streets.

CHAPTER SIX

SUMMARY, CONCLUSION AND RECOMMENDATIONS

6.0 Summary of findings

The study examines the compliance of developers to planning regulations in Jimeta Yola. It examines three wards namely Alkalawa, Ajiya and Godabawa. Three wards with different levels of planning which are poor, moderate and fair in nature. The study examined the existing nature of planning in these wards looking at setbacks, ventilation, accessibility and facilities distribution in the study area.problems identified include unlawful conversion of land to other uses by Jauros and Mingwas, reduction of road widths which result in accessibility problems, inadequate setbacks which affect distribution of facilities in the study area.

The study surveyed and analyse the level of developers' compliance to planning regulations in Jimeta with the view to suggesting strategies for improvement. The objectives is to review existing planning regulations as applicable in Jimeta , to examine the existing buildings with the view to determine their level of planning regulation compliance and to make recommendations and suggestions for the purpose of improving the compliance of planning standards and regulations in Jimeta. The significance of the study is to help researchers and planners in the advancement of planning profession, the planning recommendations will provide a significant reliable basis in decision making among policy makers, agencies ant government responsible for the execution and implementation and enforcement of schemes and policies in the study area and to identify shortcomings of planning done in the past to help in future planning.

Materials and methodology adopted for the study the are descriptive and correlation analysis to see the relationship between the wards and education to planning compliance, a total of 2840 plots were digitised using geographic information system (GIS). A questionnaire was used in collecting primary data, however oral interviews and personal observations were used along with the questionnaire in collection of the primary data. Secondary sources of data were collected through journals, textbooks, the Nigerian planning law building code and internet were used. Data analysis was carried out of data collected with the use of SPSS 6.0 software where tables were generated to describe the data.

6.1 Conclusion

This study only analyses the compliance of developers to planning regulations in Jimeta. It was found out that most of the responses in the study area not satisfied with the inadequacy of facilities and planning of their wards. On the map of the study area it can be seen that some part (upper part of the area) is most affected by noncompliance to planning regulations. It was observed that those areas should be given more priority for road expansion and construction so as to ease accessibility and enhance ventilation, and allow space for provision of facilities.

It has also been observed that the poor adherence of developers to planning regulations in the most affected area can be attributed to the following

1. The affected areas are the oldest part of Jimeta where most of the houses were built using mud, most of the residents also claim to have inherited their houses.
2. Involvement of ward heads "Jauros and Maingwas" in land acquisition process has given more powers than necessary over land issues that even developers tend to seek advice from them before embarking on developments.
3. Despite the existence of the Adamawa state Urban Planning Development Authority, the enforcement of planning regulations are not being effective in the study area as residents do not recognise the Authority.
4. It has been observed there has been encroachment of developments on roads thereby reducing road widths and facility lines which result to blockage of drainage channels.
5. The residents are not well educated on the need to plant trees to help in the area of ventilation.

6.2Contribution to Knowledge

Planning laws are rules, regulations, statutes, bylaws, edicts and codes enacted to guide the trend of development to ensure conformity of land use activity. And promote order, efficiency, health, economy, convenience safety and wellbeing in a particular place over a long period of time Olufemi etal (2018). Through the monitoring of buildings, engineering, mining or other operations in, on, over or under any land or the making of any environmentally significant change in the use of land Gray (2011). The only way to ensure strict compliance which is the attitude of abiding by laid down rules, regulations or norms legally. Laws Dictionary (2016). For instance in their study of Ado ekiti Ojo-Fajura and Adebayo (2014) observed that Ado Ekiti and Akure are affected by low compliance as a

result of population expansion and poor physical development control mechanism. In Lagos. Ogundele etal (2011), Ojo-Fajuru (2012) attribute poor compliance to disconnection between statutory provisions of development control and their influence on the urban land scape. Which has eventually resulted to master plan distortion and hindrance to effective development control. In Jimeta poor compliance can be seen as a catalyst to certain environmental problems diseases outbreaks as a result of blockage of lines and accessibility in the city. Worthy to note is the unnecessary involvement of traditional rulers ¨maingwas¨ in the planning process these are individuals who tend to exercise their traditional powers beyond the traditional circler. And impose them on the planning of the city which is unnecessary. Also there is the problem of unnecessary conversion of land uses such as the taking over of the agricultural land uses along the banks of the river Benue to industrial and residential uses which is eventually affecting food production and affecting employment levels.

6.3 Recommendations

1. It is recommended that the Authorities responsible for planning of the study area should expand the roads by removing illegal structures such as shops and temporary structures which have encroached on roads and also construct them to required standards.
2. Tree planting campaigns should be launched so as to complement ventilation.
3. This study also recommends the need for campaign to educate the people on the importance of planning in the environment and the need to adhere to planning regulations.
4. Drainage channels should be constructed on both sides of the roads to encourage free flow of rain water and domestically generated sewage.
5. The government should provide facilities such as water pipes and electricity to the affected areas.
6. The Authorities responsible for planning such as the Urban Planning and Development Authority should step up efforts especially in area of development control to ensure planning regulations are strictly enforced.
7. The environmental protection agency should encourage proper disposal of domestic wastes and conduct regular evacuation of refuse generated regularly.

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APPENDIX I

Modibbo Adama University of Technology Yola,
School of Environmental Sciences,
Department of Urban and Regional Planning

Dear sir/madam

I am a post graduate student of the above mentioned institution undertaking a study on the topic evaluating planning standard compliance in Yola. You are kindly requested to assist in providing relevant answers to questions asked in this questionnaire. Your responses will be treated with utmost confidentiality as this research is strictly for academic purpose.

Thanks for your anticipated cooperation.

Yours faithfully

James Jesse Shinggu
MURP/URP/14/0417

Section A: General information about respondent

Please tick and filling the blank options where applicable.

1. Sex of respondent a) male ( ) b) female ( )
2. Age of respondent a) 26−36 years ( ) b) 37−47years ( ) c) 48−58years ( ) d) 60 years and above ( ).
3. Marital status: a) Married ( ) b) Single ( ) c) Divorced ( ) d) Widow/widower ( )
4. Occupational status: a) Farmer( ) b) Civil servant( ) c) Businessman ( ) d Developer ( ) e) Others please specify_____
5. Educational back ground a) Primary school ( ) b) Secondary school ( ) c) Tertiary education ( ) d) Others please specify_____
6. Ward of residence_____
7. Street_____
8. House number if any_____

Section B: Planning data to be collected from developer

9. Are you an a) Tenant ( ) b) Property owner ( ) c) Others please specify_____
10. Number of members of your household currently living with you in the house _____
11. How long have you owned your plot of land _____
12. How did you acquire your plot of land?

a) Lands and survey ( )
b) Jauro Mai angwa,Ward head ( )
c) Inheritance ( )
d) Did not apply ( )

13. Where did you get permission to develop your property?

a) No permit ( )
b) A S U P D A ( )
c) Jauro/Mai Angwa, Ward head ( )
d) Lands and survey ( )
e) Others please specify_____

14. How would you assess the planning of your ward?

a) Alright ( )

b) Needs improvement ( )

15. If your answer above is (b) what could be your overall assessment of the level of planning of your ward

a) Poor ( )

b) Bad ( )

c) Fair ( )

d) Moderate ( )

e) Others please specify_____

16. What is your level of satisfaction with?

		Satisfactory	Not satisfactory
1.	Neighbors	( )	( )
2.	Planning	(	( )
3.	Accessibility	( )	( )

17. What then would you say are the major problems encountered as a result of the level of the planning of your area?

a) Accessibility ( )

b) Ventilation problems ( )

c) Poor distribution of utilities ( )

d) All of the above ( )

17. What would be your suggestions on how to improve the planning condition of your ward? Please suggest

_____

_____

Assessment of building/planning (to be completed by researcher)

a) Setback: complete ( ) not complete ( ) b) Frontage: complete ( ) not complete ( )

c) Ventilation: cross ( ) not cross ( ) d) Accessibility: accessible ( ) not accessible ( )

e) Distribution of facilities: poorly distributed ( ) well distributed ( )

APENDIX II

		ALKALAWA WARD		AJIYA WARD		GODABAWA WARD		
	CORRELATION	C	ST	C	ST	C	ST	
SEX	Duration of plot ownership			**	**			
	Acquisition of plot							
	Planning permission							
	Planning assessment							
	Satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
	setbacks							
	Setback frontage	-*	*					
	ventilation	-*	**					
	accessibility							
	Distribution of facilities							
AGE	Duration of plot ownership							
	Acquisition of plot							
	Acquisition of plot							
	Planning permission	-*	*					
	Planning assessment							
	Satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
	setbacks							
	Setback frontage							
	ventilation							
	accessibility							
	Distribution of facilities							

**Highly significant +*positively significant

*Significant +** highly positively significant

'		ALKALAWA WARD		AJIYA WARD		GODABAWA		
	CORRELATION	C	ST	C	ST	C	ST	
OCCUPATION OF RESPONDENT	assessment of setbacks					*	*	
	assessment of frontage	*	*			*	*	
	assessment of ventilation							
	assessment of accessibility	*						
	Assessment of facilities	-*	*	-*	*			
EDUCATIONAL QUALIFICATION OF RESPONDENTS	satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
PLANNING PERMISSION	assessment of planning							
	satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
PLANNING PERMISSION	educational qualification of respondents							
	occupation of respondent							
PLANNING PERMISSION	acquisition of plot	-*	-*	*	*	*	*	

_* negatively significant

_ ** highly negatively significant

		ALKALA WA WARD		AJIYA WARD		GODABA WA WARD		
	CORRELATION	C	ST	C	ST	C	ST	
TENANCY	Duration of plot ownership	**	**					
	Acquisition of plot							
	Planning permission							
	Planning assessment							
	Satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
	setbacks							
	Setback frontage							
	ventilation							
	accessibility							
	Distribution of facilities							
EDUCATIONAL QUALIFICATION	satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
PLANNING PERMISSION	assessment of planning							
	satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
PLANNING PERMISSION	educational qualification							
	occupation of respondents							
PLANNING PERMISSION	acquisition of plot							

		ALKALAWA WARD		AJIYA WARD		GODABAWA WARD		
	CORRELATION	C	ST	C	ST	C	ST	
MARITAL STATUS	Duration of plot ownership							
	Acquisition of plot	*	*					
	Planning permission							
	Planning assessment							
	Satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility							
	Setbacks							
	Setback frontage							
	Ventilation	-*	**			-*	*	
	Accessibility							
	Distribution of facilities							
OCCUPATION	Duration of plot ownership							
	Acquisition of plot							
	Acquisition of plot							
	Planning permission			**	**			
	Planning assessment	**	**					
	Satisfaction with neighbours							
	satisfaction with planning							
	satisfaction with accessibility	**	**					
	Setbacks							
	Setback frontage							
	Ventilation							
	Accessibility							
	Distribution of facilities							

**Highly significant _* negatively significant_ ** highly negatively significant
*Significant
+*positively significant
+** highly positively significant

APENDIX III

3.1 CORRELATION RESULTS FOR ALKALAWA W

3.1.1 Sex of Respondents With Duration of Land Ownership and Plot Acquisition

The table below shows the correlation results for duration of land ownership and plot acquisition in Alkalawa ward.

		r value	Remarks
sex of respondent	Pearson Correlation		
	Sig. (2-tailed)		
	N		
duration of ownership of plot	Pearson Correlation	-.032	Not significant
	Sig. (2-tailed)	.754	
	N	97	

3.1.2 Sex of Respondent with Development Permission and Assessment of Planning

This table shows the relationship between development permission and planning assessment.

		r value	Remarks
sex of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
permission for planning	Pearson Correlation	-.112	No statistical significance
	Sig. (2-tailed)	.266	
	N	101	
assessment of planning	Pearson Correlation	-.032	No statistical significance
	Sig. (2-tailed)	.749	
	N	101	

3.1.3 Sex of Respondents with Satisfaction of Respondents to Planning

		r value	Remarks
sex of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
satisfaction with neighbours	Pearson Correlation	.122	
	Sig. (2-tailed)	.223	No statistical significance
	N	101	
satisfaction with planning	Pearson Correlation	-.009	
	Sig. (2-tailed)	.932	
	N	101	No statistical significance
satisfaction with accessibility	Pearson Correlation	-.127	
	Sig. (2-tailed)	.207	
	N	101	No statistical significance

**. Correlation is significant at the 0.01 level(2tailed).

		r value	Remarks

APENDIX 3.1.4 Sex of Respondents with Compliance of Respondent

sex of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
setback assessment	Pearson Correlation	-.091	Correlation is Not significance
	Sig. (2-tailed)	.364	
	N	101	
setback frontage	Pearson Correlation	-.227*	
	Sig. (2-tailed)	.022	Correlation is negatively significance
	N	101	
assessment of ventilation	Pearson Correlation	-.259**	
	Sig. (2-tailed)	.009	Correlation is negatively significance
	N	101	
assessment of accessibility	Pearson Correlation	.006	
	Sig. (2-tailed)	.950	Correlation is Not significance
	N	101	
distribution of facilities	Pearson Correlation	-.036	Correlation is Not significance
	Sig. (2-tailed)	.720	
	N	101	

*. Correlation is significant at the 0.05 level (2-tailed).

APENDIX 3.1.5 Age of Respondents with Duration of Land Ownership and Plot Acquisition

		r value	Remarks
age of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		Correlation is Not significance
	N	101	
duration of ownership of plot	Pearson Correlation	-.032	Correlation is Not significance
	Sig. (2-tailed)	.754	
	N	97	
acquisition of plot	Pearson Correlation	.163	Correlation is Not significance
	Sig. (2-tailed)	.104	
	N	101	

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APENDIX3.1.6 Age of Respondent with Development Permission and Assessment of Planning

		r value	Remarks
age of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
permission for planning	Pearson Correlation	-.231*	
	Sig. (2-tailed)	.020	Correlation is significance
	N	101	
assessment of planning	Pearson Correlation	-.045	
	Sig. (2-tailed)	.655	Correlation is Not significance
	N	101	

*. Correlation is significant at the 0.05 level (2-tailed).

APENDIX 3.1.7 Age of Respondents with Satisfaction of Respondents to Planning

		r value	Remarks
age of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
satisfaction with neighbours	Pearson Correlation	-.138	
	Sig. (2-tailed)	.168	Correlation is Not significance
	N	101	
satisfaction with planning	Pearson Correlation	.037	
	Sig. (2-tailed)	.710	Correlation is Not significance
	N	101	
satisfaction with accessibility	Pearson Correlation	.157	
	Sig. (2-tailed)	.118	Correlation is Not significance
	N	101	

**. Correlation is significant at the 0.01 level (2-tailed).

APENDIX 3.1.8 Age of Respondents with Compliance of Respondents

		r value	Remarks
age of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
setback assessment	Pearson Correlation	-.079	
	Sig. (2-tailed)	.434	Correlation is Not significance
	N	101	
setback frontage	Pearson Correlation	-.138	
	Sig. (2-tailed)	.170	Correlation is Not significance
	N	101	
assessment of ventilation	Pearson Correlation	.183	
	Sig. (2-tailed)	.068	Correlation is Not significance
	N	101	
assessment of accessibility	Pearson Correlation	.053	
	Sig. (2-tailed)	.596	Correlation is Not significance
	N	101	
distribution of facilities	Pearson Correlation	.116	
	Sig. (2-tailed)	.246	Correlation is Not significance
	N	101	

**. Correlation is significant at the 0.01 level (2-tailed).

APENDIX 3.1.9 Marital Status of Respondents With Duration of Land Ownership and Plot Acquisition

		r value	Remarks
marital status of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
duration of ownership of plot	Pearson Correlation	.011	
	Sig. (2-tailed)	.911	Correlation is Not significance
	N	97	
acquisition of plot	Pearson Correlation	.044	
	Sig. (2-tailed)	.660	Correlation is Not significance
	N	101	

APENDIX 3.1.10 Marital Status of Respondents with Planning Permission and Planning Assessment

		r value	Remarks
marital status of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
permission for planning	Pearson Correlation	-.072	
	Sig. (2-tailed)	.477	Correlation is Not significance
	N	101	
assessment of planning	Pearson Correlation	-.058	
	Sig. (2-tailed)	.565	Correlation is Not significance
	N	101	

APPENDIX 3.1.11 Marital status of Respondents with Satisfaction of Respondents to Planning

		R value	Remarks
marital status of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
assessment of planning	Pearson Correlation	-.058	
	Sig. (2-tailed)	.565	Correlation is Not significance
	N	101	
satisfaction with neighbours	Pearson Correlation	.026	
	Sig. (2-tailed)	.800	Correlation is Not significance
	N	101	
satisfaction with planning	Pearson Correlation	.055	
	Sig. (2-tailed)	.584	Correlation is Not significance
	N	101	
satisfaction with accessibility	Pearson Correlation	-.026	
	Sig. (2-tailed)	.795	Correlation is Not significance
	N	101	

**. Correlation is significant at the 0.01 level (2tailed).

APPENDIX 3.1.12 Marital Status of Respondents and Planning

marital status of respondents	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
setback assessment	Pearson Correlation	-.028	
	Sig. (2-tailed)	.785	Correlation is Not significance
	N	101	
setback frontage	Pearson Correlation	-.083	
	Sig. (2-tailed)	.407	Correlation is Not significance
	N	101	
assessment of ventilation	Pearson Correlation	-.317**	
	Sig. (2-tailed)	.001	Correlation is negatively significance
	N	101	
assessment of accessibility	Pearson Correlation	-.001	
	Sig. (2-tailed)	.992	Correlation is Not significance
	N	101	
distribution of facilities	Pearson Correlation	-.012	
	Sig. (2-tailed)	.905	Correlation is Not significance
	N	101	

**. Correlation is significant at the 0.01 level (2-tailed).

APENDIX 3.1.13 Occupation of Respondents with Duration of Land Ownership and Plot Acquisition

		r value	Remarks
occupation of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
duration of ownership of plot	Pearson Correlation	.136	
	Sig. (2-tailed)	.184	Correlation is Not significance
	N	97	
acquisition of plot	Pearson Correlation	.169	
	Sig. (2-tailed)	.092	Correlation is Not significance
	N	101	

APPENDIX 3.1.14 Occupation of Respondent with Development Permission and Assessment of Planning

		r value	Remarks
occupation of respondent	Pearson Correlation	1	
	Sig. (2-tailed)		
	N	101	
permission for planning	Pearson Correlation	-.054	Correlation is Not significance
	Sig. (2-tailed)	.590	
	N	101	
assessment of planning	Pearson Correlation	.216*	Correlation is significance
	Sig. (2-tailed)	.030	
	N	101	

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.1.15 Occupation of Respondent with Respondents Satisfaction

		occupation of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
occupation of respondent	Pearson Correlation	1	.083	.137	.265**
	Sig. (2-tailed)		.412	.172	.007
	N	101	101	101	101
satisfaction with neighbours	Pearson Correlation	.083	1	.046	.180
	Sig. (2-tailed)	.412		.646	.072
	N	101	101	101	101
satisfaction with planning	Pearson Correlation	.137	.046	1	.264**
	Sig. (2-tailed)	.172	.646		.008
	N	101	101	101	101
satisfaction with accessibility	Pearson Correlation	.265**	.180	.264**	1
	Sig. (2-tailed)	.007	.072	.008	
	N	101	101	101	101

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.16 Occupation of Respondents with Compliance of Respondents

		occupation of respondent	setback assessment	assessment of ventilation	setback frontage	assessment of accessibility	distribution of facilities
occupation of respondent	Pearson Correlation	1	.166	-.035	.198*	-.085	-.223*
	Sig. (2-tailed)		.097	.726	.047	.400	.025
	N	101	101	101	101	101	101
setback assessment	Pearson Correlation	.166	1	.000	.441**	-.035	-.554**
	Sig. (2-tailed)	.097		.997	.000	.732	.000
	N	101	101	101	101	101	101
assessment of ventilation	Pearson Correlation	-.035	.000	1	.060	.167	-.092
	Sig. (2-tailed)	.726	.997		.549	.094	.358
	N	101	101	101	101	101	101
setback frontage	Pearson Correlation	.198*	.441**	.060	1	.026	-.428**
	Sig. (2-tailed)	.047	.000	.549		.800	.000
	N	101	101	101	101	101	101
assessment of accessibility	Pearson Correlation	-.085	-.035	.167	.026	1	-.075
	Sig. (2-tailed)	.400	.732	.094	.800		.457
	N	101	101	101	101	101	101
distribution of facilities	Pearson Correlation	-.223*	-.554**	-.092	-.428**	-.075	1
	Sig. (2-tailed)	.025	.000	.358	.000	.457	
	N	101	101	101	101	101	101

*. Correlation is significant at the 0.05 level (2-tailed).

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition

		tenancy of respondent	duration of ownership of plot	acquisition of plot
tenancy of respondent	Pearson Correlation	1	.491**	-.008
	Sig. (2-tailed)		.000	.938
	N	101	97	101
duration of ownership of plot	Pearson Correlation	.491**	1	.116
	Sig. (2-tailed)	.000		.259
	N	97	97	97
acquisition of plot	Pearson Correlation	-.008	.116	1
	Sig. (2-tailed)	.938	.259	
	N	101	97	101

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.18 Tenancy of Respondent with Development Permission and Assessment of Planning

		tenancy of respondent	permission for planning	assessment of planning
tenancy of respondent	Pearson Correlation	1	-.156	.015
	Sig. (2-tailed)		.119	.878
	N	101	101	101
permission for planning	Pearson Correlation	-.156	1	-.052
	Sig. (2-tailed)	.119		.608
	N	101	101	101
assessment of planning	Pearson Correlation	.015	-.052	1
	Sig. (2-tailed)	.878	.608	
	N	101	101	101

APPENDIX 3.1.19 Tenancy of Respondents with Satisfaction of Respondents to Planning

		tenancy of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
tenancy of respondent	Pearson Correlation	1	.014	.015	.053
	Sig. (2-tailed)		.891	.885	.601
	N	101	101	101	101
satisfaction with neighbours	Pearson Correlation	.014	1	.046	.180
	Sig. (2-tailed)	.891		.646	.072
	N	101	101	101	101
satisfaction with planning	Pearson Correlation	.015	.046	1	.264**
	Sig. (2-tailed)	.885	.646		.008
	N	101	101	101	101
satisfaction with accessibility	Pearson Correlation	.053	.180	.264**	1
	Sig. (2-tailed)	.601	.072	.008	
	N	101	101	101	101

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.20 Tenancy of Respondents with Compliance of Respondents

		tenancy of respondent	setback assessment	setback frontage	assessment of ventilation	assessment of accessibility	distribution of facilities
tenancy of respondent	Pearson Correlation	1	-.075	-.091	-.008	-.090	.061
	Sig. (2-tailed)		.455	.365	.936	.373	.545
	N	101	101	101	101	101	101
setback assessment	Pearson Correlation	-.075	1	.441**	.000	-.035	-.554**
	Sig. (2-tailed)	.455		.000	.997	.732	.000
	N	101	101	101	101	101	101
setback frontage	Pearson Correlation	-.091	.441**	1	.060	.026	-.428**
	Sig. (2-tailed)	.365	.000		.549	.800	.000
	N	101	101	101	101	101	101
assessment of ventilation	Pearson Correlation	-.008	.000	.060	1	.167	-.092
	Sig. (2-tailed)	.936	.997	.549		.094	.358
	N	101	101	101	101	101	101
assessment of accessibility	Pearson Correlation	-.090	-.035	.026	.167	1	-.075
	Sig. (2-tailed)	.373	.732	.800	.094		.457
	N	101	101	101	101	101	101
distribution of facilities	Pearson Correlation	.061	-.554**	-.428**	-.092	-.075	1
	Sig. (2-tailed)	.545	.000	.000	.358	.457	
	N	101	101	101	101	101	101

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.21 Education Qualification and Respondents Satisfaction with Planning

		educational qualification of respondents	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
educational qualification of respondents	Pearson Correlation	1	-.085	.057	.079
	Sig. (2-tailed)		.398	.570	.431
	N	101	101	101	101
satisfaction with neighbors	Pearson Correlation	-.085	1	.046	.180
	Sig. (2-tailed)	.398		.646	.072
	N	101	101	101	101
satisfaction with planning	Pearson Correlation	.057	.046	1	.264**
	Sig. (2-tailed)	.570	.646		.008
	N	101	101	101	101
satisfaction with accessibility	Pearson Correlation	.079	.180	.264**	1
	Sig. (2-tailed)	.431	.072	.008	
	N	101	101	101	101

APPENDIX 3.1.22 Planning Permission, Planning Assessment and Respondents Satisfaction with Planning

		permission for planning	assessment of planning	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
permission for planning	Pearson Correlation	1	-.052	-.039	.049	-.006
	Sig. (2-tailed)		.608	.699	.625	.952
	N	101	101	101	101	101
assessment of planning	Pearson Correlation	-.052	1	-.010	.191	.180
	Sig. (2-tailed)	.608		.920	.056	.072
	N	101	101	101	101	101
satisfaction with neighbors	Pearson Correlation	-.039	-.010	1	.046	.180
	Sig. (2-tailed)	.699	.920		.646	.072
	N	101	101	101	101	101
satisfaction with planning	Pearson Correlation	.049	.191	.046	1	.264**
	Sig. (2-tailed)	.625	.056	.646		.008
	N	101	101	101	101	101
satisfaction with accessibility	Pearson Correlation	-.006	.180	.180	.264**	1
	Sig. (2-tailed)	.952	.072	.072	.008	
	N	101	101	101	101	101

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.1.23 Permission for Planning with Education and Occupation of Respondents

		permission for planning	educational qualification of respondents	occupation of respondent
permission for planning	Pearson Correlation	1	-.086	-.054
	Sig. (2-tailed)		.390	.590
	N	101	101	101
educational qualification of respondents	Pearson Correlation	-.086	1	-.104
	Sig. (2-tailed)	.390		.302
	N	101	101	101
occupation of respondent	Pearson Correlation	-.054	-.104	1
	Sig. (2-tailed)	.590	.302	
	N	101	101	101

APPENDIX 3.1.24 Planning Permission and Plot Acquisition

		permission for planning	acquisition of plot
permission for planning	Pearson Correlation	1	-.192
	Sig. (2-tailed)		.054
	N	101	101
acquisition of plot	Pearson Correlation	-.192	1
	Sig. (2-tailed)	.054	
	N	101	101

APPENDIX 3.2 CORELATION RESULTS FOR AJIYA WARD

APPENDIX 3.2.1 Sex of Respondents with Duration of Land Ownership and Plot Acquisition

		sex of respondent	ownership of property	acquisition of plot
sex of respondent	Pearson Correlation	1	.347**	-.053
	Sig. (2-tailed)		.009	.676
	N	65	56	65
ownership of property	Pearson Correlation	.347**	1	-.081
	Sig. (2-tailed)	.009		.551
	N	56	56	56
acquisition of plot	Pearson Correlation	-.053	-.081	1
	Sig. (2-tailed)	.676	.551	
	N	65	56	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.2 Sex of Respondent with Development Permission and Assessment of Planning

		sex of respondent	permission for development	assessment of planning of ward
sex of respondent	Pearson Correlation	1	.094	.031
	Sig. (2-tailed)		.456	.805
	N	65	65	65
permission for developmwnt	Pearson Correlation	.094	1	-.073
	Sig. (2-tailed)	.456		.562
	N	65	65	65
assessment of planning of ward	Pearson Correlation	.031	-.073	1
	Sig. (2-tailed)	.805	.562	
	N	65	65	65

APPENDIX 3.2.3 Sex of Respondents with Satisfaction of Respondents to Planning

		sex of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
sex of respondent	Pearson Correlation	1	.078	.083	.192
	Sig. (2-tailed)		.539	.510	.125
	N	65	65	65	65
satisfaction with neighboures	Pearson Correlation	.078	1	.116	.134
	Sig. (2-tailed)	.539		.358	.288
	N	65	65	65	65
satisfaction with planning	Pearson Correlation	.083	.116	1	.329**
	Sig. (2-tailed)	.510	.358		.008
	N	65	65	65	65
satisfaction with accessibility	Pearson Correlation	.192	.134	.329**	1
	Sig. (2-tailed)	.125	.288	.008	
	N	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.4 Sex of Respondents with Compliance of Respondents

		sex of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
sex of respondent	Pearson Correlation	1	.128	.222	.198	.224	-.120
	Sig. (2-tailed)		.310	.075	.114	.073	.339
	N	65	65	65	65	65	65
assessment of setbacks	Pearson Correlation	.128	1	.609**	.273*	.136	-.171
	Sig. (2-tailed)	.310		.000	.028	.280	.173
	N	65	65	65	65	65	65
assessment of frontage	Pearson Correlation	.222	.609**	1	.306*	.295*	-.162
	Sig. (2-tailed)	.075	.000		.013	.017	.198
	N	65	65	65	65	65	65
assessment of ventilation	Pearson Correlation	.198	.273*	.306*	1	.291*	.050
	Sig. (2-tailed)	.114	.028	.013		.019	.693
	N	65	65	65	65	65	65
assessment of assessibility	Pearson Correlation	.224	.136	.295*	.291*	1	-.180
	Sig. (2-tailed)	.073	.280	.017	.019		.152
	N	65	65	65	65	65	65
assessment of facilities	Pearson Correlation	-.120	-.171	-.162	.050	-.180	1
	Sig. (2-tailed)	.339	.173	.198	.693	.152	
	N	65	65	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

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APPENDIX 3.2.5 Age of Respondents with Duration of Land Ownership and Plot Acquisition

		age of respondent	ownership of property	acquisition of plot
age of respondent	Pearson Correlation	1	.251	-.103
	Sig. (2-tailed)		.062	.415
	N	65	56	65
ownership of property	Pearson Correlation	.251	1	-.081
	Sig. (2-tailed)	.062		.551
	N	56	56	56
acquisition of plot	Pearson Correlation	-.103	-.081	1
	Sig. (2-tailed)	.415	.551	
	N	65	56	65

APPENDIX 3.2.6 Age of Respondent with Development Permission and Assessment of Planning

		age of respondent	permission for development	assessment of planning of ward
age of respondent	Pearson Correlation	1	.032	.141
	Sig. (2-tailed)		.802	.262
	N	65	65	65
permission for development	Pearson Correlation	.032	1	-.073
	Sig. (2-tailed)	.802		.562
	N	65	65	65
assessment of planning of ward	Pearson Correlation	.141	-.073	1
	Sig. (2-tailed)	.262	.562	
	N	65	65	65

APPENDIX 3.2.7 Age of Respondents with Satisfaction of Respondents to Planning

		age of respondent	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
age of respondent	Pearson Correlation	1	-.128	-.043	.006
	Sig. (2-tailed)		.310	.733	.964
	N	65	65	65	65
satisfaction with neighbors	Pearson Correlation	-.128	1	.116	.134
	Sig. (2-tailed)	.310		.358	.288
	N	65	65	65	65
satisfaction with planning	Pearson Correlation	-.043	.116	1	.329**
	Sig. (2-tailed)	.733	.358		.008
	N	65	65	65	65
satisfaction with accessibility	Pearson Correlation	.006	.134	.329**	1
	Sig. (2-tailed)	.964	.288	.008	
	N	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.8 Age of Respondents with Compliance of Respondents

		age of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
age of respondent	Pearson Correlation	1	.221	.225	.170	.211	-.050
	Sig. (2-tailed)		.077	.071	.175	.092	.694
	N	65	65	65	65	65	65
assessment of setbacks	Pearson Correlation	.221	1	.609**	.273*	.136	-.171
	Sig. (2-tailed)	.077		.000	.028	.280	.173
	N	65	65	65	65	65	65
assessment of frontage	Pearson Correlation	.225	.609**	1	.306*	.295*	-.162
	Sig. (2-tailed)	.071	.000		.013	.017	.198
	N	65	65	65	65	65	65
assessment of ventilation	Pearson Correlation	.170	.273*	.306*	1	.291*	.050
	Sig. (2-tailed)	.175	.028	.013		.019	.693
	N	65	65	65	65	65	65
assessment of accessibility	Pearson Correlation	.211	.136	.295*	.291*	1	-.180
	Sig. (2-tailed)	.092	.280	.017	.019		.152
	N	65	65	65	65	65	65
assessment of facilities	Pearson Correlation	-.050	-.171	-.162	.050	-.180	1
	Sig. (2-tailed)	.694	.173	.198	.693	.152	
	N	65	65	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.2.9 Marital Status of Respondents with Duration of Land Ownership and Plot Acquisition Correlations

		marital status of respondent	ownership of property	acquisition of plot
marital status of respondent	Pearson Correlation	1	.353**	.014
	Sig. (2-tailed)		.008	.909
	N	65	56	65
ownership of property	Pearson Correlation	.353**	1	-.081
	Sig. (2-tailed)	.008		.551
	N	56	56	56
acquisition of plot	Pearson Correlation	.014	-.081	1
	Sig. (2-tailed)	.909	.551	
	N	65	56	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.10 Marital Status of Respondent with Development Permission and Assessment of Planning

		marital status of respondent	permission for development	assessment of planning of ward
marital status of respondent	Pearson Correlation	1	.018	.036
	Sig. (2-tailed)		.886	.773
	N	65	65	65
permission for development	Pearson Correlation	.018	1	-.073
	Sig. (2-tailed)	.886		.562
	N	65	65	65
assessment of planning of ward	Pearson Correlation	.036	-.073	1
	Sig. (2-tailed)	.773	.562	
	N	65	65	65

APPENDIX 3.2.11 Marital Status of Respondents with Satisfaction of Respondents to Planning

		marital status of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
marital status of respondent	Pearson Correlation	1	-.081	-.103	.130
	Sig. (2-tailed)		.522	.414	.303
	N	65	65	65	65
satisfaction with neighbours	Pearson Correlation	-.081	1	.116	.134
	Sig. (2-tailed)	.522		.358	.288
	N	65	65	65	65
satisfaction with planning	Pearson Correlation	-.103	.116	1	.329**
	Sig. (2-tailed)	.414	.358		.008
	N	65	65	65	65
satisfaction with accessibility	Pearson Correlation	.130	.134	.329**	1
	Sig. (2-tailed)	.303	.288	.008	
	N	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.12 Marital Status of Respondents with Compliance of Respondent

		marital status of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
marital status of respondent	Pearson Correlation	1	-.078	-.024	-.189	.089	-.130
	Sig. (2-tailed)		.539	.849	.132	.482	.303
	N	65	65	65	65	65	65
assessment of setbacks	Pearson Correlation	-.078	1	.609**	.273*	.136	-.171
	Sig. (2-tailed)	.539		.000	.028	.280	.173
	N	65	65	65	65	65	65
assessment of frontage	Pearson Correlation	-.024	.609**	1	.306*	.295*	-.162
	Sig. (2-tailed)	.849	.000		.013	.017	.198
	N	65	65	65	65	65	65
assessment of ventilation	Pearson Correlation	-.189	.273*	.306*	1	.291*	.050
	Sig. (2-tailed)	.132	.028	.013		.019	.693
	N	65	65	65	65	65	65
assessment of accessibility	Pearson Correlation	.089	.136	.295*	.291*	1	-.180
	Sig. (2-tailed)	.482	.280	.017	.019		.152
	N	65	65	65	65	65	65
assessment of facilities	Pearson Correlation	-.130	-.171	-.162	.050	-.180	1
	Sig. (2-tailed)	.303	.173	.198	.693	.152	
	N	65	65	65	65	65	65

APPENDIX 3.2.13 Occupational Status of Respondents with Duration of Land Ownership and Plot Acquisition

		occupation of respondent	ownership of property	acquisition of plot
occupation of respondent	Pearson Correlation	1	-.006	.150
	Sig. (2-tailed)		.962	.234
	N	65	56	65
ownership of property	Pearson Correlation	-.006	1	-.081
	Sig. (2-tailed)	.962		.551
	N	56	56	56
acquisition of plot	Pearson Correlation	.150	-.081	1
	Sig. (2-tailed)	.234	.551	
	N	65	56	65

APPENDIX 3.2.14 Occupation of Respondent with Development Permission and Assessment of Planning

		occupation of respondent	permission for development	assessment of planning of ward
occupation of respondent	Pearson Correlation	1	.308*	.071
	Sig. (2-tailed)		.012	.576
	N	65	65	65
permission for development	Pearson Correlation	.308*	1	-.073
	Sig. (2-tailed)	.012		.562
	N	65	65	65
assessment of planning of ward	Pearson Correlation	.071	-.073	1
	Sig. (2-tailed)	.576	.562	
	N	65	65	65

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.2.15 Occupation of Respondents with Satisfaction of Respondents to Planning

		occupation of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
occupation of respondent	Pearson Correlation	1	-.142	-.046	-.136
	Sig. (2-tailed)		.258	.717	.281
	N	65	65	65	65
satisfaction with neighbours	Pearson Correlation	-.142	1	.116	.134
	Sig. (2-tailed)	.258		.358	.288
	N	65	65	65	65
satisfaction with planning	Pearson Correlation	-.046	.116	1	.329**
	Sig. (2-tailed)	.717	.358		.008
	N	65	65	65	65
satisfaction with accessibility	Pearson Correlation	-.136	.134	.329**	1
	Sig. (2-tailed)	.281	.288	.008	
	N	65	65	65	65

**. Correlation is significant at the 0.01 level tailed).

APPENDIX 3.2.16 Occupation of Respondents with Compliance

		occupation of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
occupation of respondent	Pearson Correlation	1	.110	-.030	-.034	-.129	.039
	Sig. (2-tailed)		.381	.811	.789	.305	.757
	N	65	65	65	65	65	65
assessment of setbacks	Pearson Correlation	.110	1	.609**	.273*	.136	-.171
	Sig. (2-tailed)	.381		.000	.028	.280	.173
	N	65	65	65	65	65	65
assessment of frontage	Pearson Correlation	-.030	.609**	1	.306*	.295*	-.162
	Sig. (2-tailed)	.811	.000		.013	.017	.198
	N	65	65	65	65	65	65
assessment of ventilation	Pearson Correlation	-.034	.273*	.306*	1	.291*	.050
	Sig. (2-tailed)	.789	.028	.013		.019	.693
	N	65	65	65	65	65	65
assessment of accessibility	Pearson Correlation	-.129	.136	.295*	.291*	1	-.180
	Sig. (2-tailed)	.305	.280	.017	.019		.152
	N	65	65	65	65	65	65
assessment of facilities	Pearson Correlation	.039	-.171	-.162	.050	-.180	1
	Sig. (2-tailed)	.757	.173	.198	.693	.152	
	N	65	65	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition

		tenancy of respondent	ownership of property	acquisition of plot
tenancy of respondent	Pearson Correlation	1	.241	.197
	Sig. (2-tailed)		.074	.115
	N	65	56	65
ownership of property	Pearson Correlation	.241	1	-.081
	Sig. (2-tailed)	.074		.551
	N	56	56	56
acquisition of plot	Pearson Correlation	.197	-.081	1
	Sig. (2-tailed)	.115	.551	
	N	65	56	65

APPENDIX 3.2.18 Sex of Respondent with Development Permission and Planning Assessment

		tenancy of respondent	permission for development	assessment of planning of ward
tenancy of respondent	Pearson Correlation	1	.048	-.164
	Sig. (2-tailed)		.702	.193
	N	65	65	65
permission for development	Pearson Correlation	.048	1	-.073
	Sig. (2-tailed)	.702		.562
	N	65	65	65
assessment of planning of ward	Pearson Correlation	-.164	-.073	1
	Sig. (2-tailed)	.193	.562	
	N	65	65	65

APPENDIX 3.2.19 Tenancy of Respondents with Satisfaction of Respondents to Planning

		tenancy of respondent	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
tenancy of respondent	Pearson Correlation	1	-.054	-.112	.236
	Sig. (2-tailed)		.667	.373	.058
	N	65	65	65	65
satisfaction with neighbors	Pearson Correlation	-.054	1	.116	.134
	Sig. (2-tailed)	.667		.358	.288
	N	65	65	65	65
satisfaction with planning	Pearson Correlation	-.112	.116	1	.329**
	Sig. (2-tailed)	.373	.358		.008
	N	65	65	65	65
satisfaction with accessibility	Pearson Correlation	.236	.134	.329**	1
	Sig. (2-tailed)	.058	.288	.008	
	N	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.2.20 Tenancy of Respondents with Compliance of Respondents

		tenancy of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
tenancy of respondent	Pearson Correlation	1	.187	-.046	.067	.209	-.159
	Sig. (2-tailed)		.135	.714	.595	.095	.205
	N	65	65	65	65	65	65
assessment of setbacks	Pearson Correlation	.187	1	.609**	.273*	.136	-.171
	Sig. (2-tailed)	.135		.000	.028	.280	.173
	N	65	65	65	65	65	65
assessment of frontage	Pearson Correlation	-.046	.609**	1	.306*	.295*	-.162
	Sig. (2-tailed)	.714	.000		.013	.017	.198
	N	65	65	65	65	65	65
assessment of ventilation	Pearson Correlation	.067	.273*	.306*	1	.291*	.050
	Sig. (2-tailed)	.595	.028	.013		.019	.693
	N	65	65	65	65	65	65
assessment of accessibility	Pearson Correlation	.209	.136	.295*	.291*	1	-.180
	Sig. (2-tailed)	.095	.280	.017	.019		.152
	N	65	65	65	65	65	65
assessment of facilities	Pearson Correlation	-.159	-.171	-.162	.050	-.180	1
	Sig. (2-tailed)	.205	.173	.198	.693	.152	
	N	65	65	65	65	65	65

**. Correlation is significant at the 0.01 level (2-tailed).

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APPENDIX 3.2.21 Education Qualification and Respondents Satisfaction with Planning

		educational background of respondent	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
educational background of respondent	Pearson Correlation	1	-.078	.086	.100
	Sig. (2-tailed)		.443	.395	.322
	N	100	100	100	100
satisfaction with neighbors	Pearson Correlation	-.078	1	.002	.065
	Sig. (2-tailed)	.443		.983	.517
	N	100	100	100	100
satisfaction with planning	Pearson Correlation	.086	.002	1	.256*
	Sig. (2-tailed)	.395	.983		.010
	N	100	100	100	100
satisfaction with accessibility	Pearson Correlation	.100	.065	.256*	1
	Sig. (2-tailed)	.322	.517	.010	
	N	100	100	100	100

. Correlation is significant at the 0.05 level (2-tailed).

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APPENDIX 3.2.22 Planning Permission, Planning Assessment and Respondents Satisfaction with Planning

		permission for development	assessment of planning	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
permission for development	Pearson Correlation	1	-.035	.048	-.078	.097
	Sig. (2-tailed)		.726	.632	.440	.337
	N	100	100	100	100	100
assessment of planning	Pearson Correlation	-.035	1	-.075	.316**	.181
	Sig. (2-tailed)	.726		.461	.001	.071
	N	100	100	100	100	100
satisfaction with neighbors	Pearson Correlation	.048	-.075	1	.002	.065
	Sig. (2-tailed)	.632	.461		.983	.517
	N	100	100	100	100	100
satisfaction with planning	Pearson Correlation	-.078	.316**	.002	1	.256*
	Sig. (2-tailed)	.440	.001	.983		.010
	N	100	100	100	100	100
satisfaction with accessibility	Pearson Correlation	.097	.181	.065	.256*	1
	Sig. (2-tailed)	.337	.071	.517	.010	
	N	100	100	100	100	100

**. Correlation is significant at the 0.01 level (2-tailed).

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.2.23 Permission for Planning with Education and Occupation of Respondents

		permission for development	educational background of respondent	occupation of respondent
permission for development	Pearson Correlation	1	-.023	-.108
	Sig. (2-tailed)		.824	.283
	N	100	100	100
educational background of respondent	Pearson Correlation	-.023	1	-.077
	Sig. (2-tailed)	.824		.447
	N	100	100	100
occupation of respondent	Pearson Correlation	-.108	-.077	1
	Sig. (2-tailed)	.283	.447	
	N	100	100	100

APPENDIX 3.2.24 Planning Permission and Plot Acquisition

		permission for development	method of acquisition of land
permission for development	Pearson Correlation	1	.309**
	Sig. (2-tailed)		.002
	N	100	100
method of acquisition of land	Pearson Correlation	.309**	1
	Sig. (2-tailed)	.002	
	N	100	100

**. Correlation is significant at the 0.01 level (2-tailed).

3.3 CORRELATION RESULTS FOR GODABAWA WARD

APPENDIX 3.3.1 Sex of Respondents with Duration of Ownership and Plot Acquisition

		Sex of respondent	duration of ownership of land	method of acquisition
Sex of respondent	Pearson Correlation	1	-.069	-.076
	Sig. (2-tailed)		.512	.424
	N	114	94	114
duration of ownership of land	Pearson Correlation	-.069	1	.296**
	Sig. (2-tailed)	.512		.004
	N	94	94	94
method of acquisition	Pearson Correlation	-.076	.296**	1
	Sig. (2-tailed)	.424	.004	
	N	114	94	114

**. Correlation is significant at the 0.01 level (2-tailed).

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APPENDIX 3.3.2 Sex of Respondent with Development Permission and Assessment of Planning

		Sex of respondent	development permission	planning assessment
Sex of respondent	Pearson Correlation	1	-.121	-.138
	Sig. (2-tailed)		.201	.144
	N	114	114	114
development permission	Pearson Correlation	-.121	1	.048
	Sig. (2-tailed)	.201		.609
	N	114	114	114
planning assessment	Pearson Correlation	-.138	.048	1
	Sig. (2-tailed)	.144	.609	
	N	114	114	114

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APPENDIX 3.3.3 Sex of Respondents with Satisfaction Respondents to Planning

		Sex of respondent	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
Sex of respondent	Pearson Correlation	1	-.034	-.072	-.031
	Sig. (2-tailed)		.716	.447	.744
	N	114	114	114	114
satisfaction with neighbors	Pearson Correlation	-.034	1	-.016	.098
	Sig. (2-tailed)	.716		.863	.300
	N	114	114	114	114
satisfaction with planning	Pearson Correlation	-.072	-.016	1	.157
	Sig. (2-tailed)	.447	.863		.094
	N	114	114	114	114
satisfaction with accessibility	Pearson Correlation	-.031	.098	.157	1
	Sig. (2-tailed)	.744	.300	.094	
	N	114	114	114	114

APPENDIX 3.3.4 Sex of Respondents with Compliance of Respondents

		Sex of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
Sex of respondent	Pearson Correlation	1	.125	-.041	-.120	.079	.026
	Sig. (2-tailed)		.189	.666	.204	.403	.783
	N	114	112	113	113	113	112
assessment of setbacks	Pearson Correlation	.125	1	.711**	.420**	.142	-.065
	Sig. (2-tailed)	.189		.000	.000	.137	.497
	N	112	112	112	112	112	111
assessment of frontage	Pearson Correlation	-.041	.711**	1	.408**	.039	-.074
	Sig. (2-tailed)	.666	.000		.000	.683	.438
	N	113	112	113	113	113	112
assessment of ventilation	Pearson Correlation	-.120	.420**	.408**	1	.007	.222*
	Sig. (2-tailed)	.204	.000	.000		.941	.019
	N	113	112	113	113	113	112
assessment of accessibility	Pearson Correlation	.079	.142	.039	.007	1	.085
	Sig. (2-tailed)	.403	.137	.683	.941		.373
	N	113	112	113	113	113	112
assessment of facilities	Pearson Correlation	.026	-.065	-.074	.222*	.085	1
	Sig. (2-tailed)	.783	.497	.438	.019	.373	
	N	112	111	112	112	112	112

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.5 Age of Respondents with Duration of Land Ownership and Plot Acquisition

		age of respondent	duration of ownership of land	method of acquisition
age of respondent	Pearson Correlation	1	.158	-.127
	Sig. (2-tailed)		.129	.180
	N	114	94	114
duration of ownership of land	Pearson Correlation	.158	1	.296**
	Sig. (2-tailed)	.129		.004
	N	94	94	94
method of acquisition	Pearson Correlation	-.127	.296**	1
	Sig. (2-tailed)	.180	.004	
	N	114	94	114

**. Correlation is significant at the 0.01 level (2-tailed).

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APPENDIX 3.3.6 Age of Respondent with Development Permission and Planning Assessment

		age of respondent	development permission	planning assessment
age of respondent	Pearson Correlation	1	.051	.040
	Sig. (2-tailed)		.590	.672
	N	114	114	114
development permission	Pearson Correlation	.051	1	.048
	Sig. (2-tailed)	.590		.609
	N	114	114	114
planning assessment	Pearson Correlation	.040	.048	1
	Sig. (2-tailed)	.672	.609	
	N	114	114	114

APPENDIX 3.3.7 Age of Respondents with Satisfaction of Respondents to Planning

		age of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
age of respondent	Pearson Correlation	1	-.156	.014	.064
	Sig. (2-tailed)		.122	.893	.530
	N	100	100	100	100
satisfaction with neighbours	Pearson Correlation	-.156	1	.002	.065
	Sig. (2-tailed)	.122		.983	.517
	N	100	100	100	100
satisfaction with planning	Pearson Correlation	.014	.002	1	.256*
	Sig. (2-tailed)	.893	.983		.010
	N	100	100	100	100
satisfaction with accessibility	Pearson Correlation	.064	.065	.256*	1
	Sig. (2-tailed)	.530	.517	.010	
	N	100	100	100	100

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.3.8 Sex of Respondents with Satisfaction of Respondents to Planning

		age of respondent	assessment of setbacks	assessment of setback frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
age of respondent	Pearson Correlation	1	-.111	-.129	.164	.174	.118
	Sig. (2-tailed)		.271	.201	.104	.084	.245
	N	100	100	100	100	100	99
assessment of setbacks	Pearson Correlation	-.111	1	.512**	-.017	-.051	-.570**
	Sig. (2-tailed)	.271		.000	.870	.614	.000
	N	100	100	100	100	100	99
assessment of setback frontage	Pearson Correlation	-.129	.512**	1	.020	.085	-.465**
	Sig. (2-tailed)	.201	.000		.841	.400	.000
	N	100	100	100	100	100	99
assessment of ventilation	Pearson Correlation	.164	-.017	.020	1	.112	-.021
	Sig. (2-tailed)	.104	.870	.841		.268	.836
	N	100	100	100	100	100	99
assessment of accessibility	Pearson Correlation	.174	-.051	.085	.112	1	-.053
	Sig. (2-tailed)	.084	.614	.400	.268		.606
	N	100	100	100	100	100	99
assessment of facilities	Pearson Correlation	.118	-.570**	-.465**	-.021	-.053	1
	Sig. (2-tailed)	.245	.000	.000	.836	.606	
	N	99	99	99	99	99	99

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.9 Marital Status of Respondents with Duration of Land Ownership and Plot Acquisition

		marital status of respondents	duration of ownership of land	method of acquisition
marital status of respondents	Pearson Correlation	1	.099	.198*
	Sig. (2-tailed)		.340	.035
	N	114	94	114
duration of ownership of land	Pearson Correlation	.099	1	.296**
	Sig. (2-tailed)	.340		.004
	N	94	94	94
method of acquisition	Pearson Correlation	.198*	.296**	1
	Sig. (2-tailed)	.035	.004	
	N	114	94	114

APPENDIX 3.3.10 Marital Status of Respondent with Development Permission and Assessment of Planning Correlations

		marital status of respondents	development permission	planning assessment
marital status of respondents	Pearson Correlation	1	.221*	-.215*
	Sig. (2-tailed)		.018	.022
	N	114	114	114
development permission	Pearson Correlation	.221*	1	.048
	Sig. (2-tailed)	.018		.609
	N	114	114	114
planning assessment	Pearson Correlation	-.215*	.048	1
	Sig. (2-tailed)	.022	.609	
	N	114	114	114

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.3.11 Marital Status of Respondents with Satisfaction of Respondents to Planning

		marital status of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
marital status of respondent	Pearson Correlation	1	.044	-.049	.148
	Sig. (2-tailed)		.661	.627	.141
	N	100	100	100	100
satisfaction with neighbours	Pearson Correlation	.044	1	.002	.065
	Sig. (2-tailed)	.661		.983	.517
	N	100	100	100	100
satisfaction with planning	Pearson Correlation	-.049	.002	1	.256*
	Sig. (2-tailed)	.627	.983		.010
	N	100	100	100	100
satisfaction with accessibility	Pearson Correlation	.148	.065	.256*	1
	Sig. (2-tailed)	.141	.517	.010	
	N	100	100	100	100

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.3.12 Marital Status of Respondents with Compliance of Respondents

		marital status of respondent	assessment of setbacks	assessment of setback frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
marital status of respondent	Pearson Correlation	1	-.166	-.120	-.297**	.051	.045
	Sig. (2-tailed)		.099	.234	.003	.615	.662
	N	100	100	100	100	100	99
assessment of setbacks	Pearson Correlation	-.166	1	.512**	-.017	-.051	-.570**
	Sig. (2-tailed)	.099		.000	.870	.614	.000
	N	100	100	100	100	100	99
assessment of setback frontage	Pearson Correlation	-.120	.512**	1	.020	.085	-.465**
	Sig. (2-tailed)	.234	.000		.841	.400	.000
	N	100	100	100	100	100	99
assessment of ventilation	Pearson Correlation	-.297**	-.017	.020	1	.112	-.021
	Sig. (2-tailed)	.003	.870	.841		.268	.836
	N	100	100	100	100	100	99
assessment of accessibility	Pearson Correlation	.051	-.051	.085	.112	1	-.053
	Sig. (2-tailed)	.615	.614	.400	.268		.606
	N	100	100	100	100	100	99
assessment of facilities	Pearson Correlation	.045	-.570**	-.465**	-.021	-.053	1
	Sig. (2-tailed)	.662	.000	.000	.836	.606	
	N	99	99	99	99	99	99

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.13 Occupation of Respondents with Duration of Land Ownership and Plot Acquisition

		occupation of respondent	duration of ownership of land	method of acquisition
occupation of respondent	Pearson Correlation	1	.177	-.055
	Sig. (2-tailed)		.088	.559
	N	114	94	114
duration of ownership of land	Pearson Correlation	.177	1	.296**
	Sig. (2-tailed)	.088		.004
	N	94	94	94
method of acquisition	Pearson Correlation	-.055	.296**	1
	Sig. (2-tailed)	.559	.004	
	N	114	94	114

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.14 Occupation of Respondent with Development Permission and Assessment of Planning

		occupation of respondent	development permission	planning assessment
occupation of respondent	Pearson Correlation	1	.058	.194*
	Sig. (2-tailed)		.541	.039
	N	114	114	114
development permission	Pearson Correlation	.058	1	.048
	Sig. (2-tailed)	.541		.609
	N	114	114	114
planning assessment	Pearson Correlation	.194*	.048	1
	Sig. (2-tailed)	.039	.609	
	N	114	114	114

*. Correlation is significant at the 0.05 level (2-tailed).

APPENDIX 3.3.15 Occupation of Respondents with Satisfaction of Respondents to Planning

		occupation of respondent	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
occupation of respondent	Pearson Correlation	1	.086	.112	.138
	Sig. (2-tailed)		.393	.268	.171
	N	100	100	100	100
satisfaction with neighbours	Pearson Correlation	.086	1	.002	.065
	Sig. (2-tailed)	.393		.983	.517
	N	100	100	100	100
satisfaction with planning	Pearson Correlation	.112	.002	1	.256*
	Sig. (2-tailed)	.268	.983		.010
	N	100	100	100	100
satisfaction with accessibility	Pearson Correlation	.138	.065	.256*	1
	Sig. (2-tailed)	.171	.517	.010	
	N	100	100	100	100

APPENDIX 3.3.16 Occupation of Respondents with Compliance of Respondents

		occupation of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	Assessment of facilities
occupation of respondent	Pearson Correlation	1	.414**	.367**	.183	-.102	-.142
	Sig. (2-tailed)		.000	.000	.053	.284	.134
	N	114	112	113	113	113	112
assessment of setbacks	Pearson Correlation	.414**	1	.711**	.420**	.142	-.065
	Sig. (2-tailed)	.000		.000	.000	.137	.497
	N	112	112	112	112	112	111
assessment of frontage	Pearson Correlation	.367**	.711**	1	.408**	.039	-.074
	Sig. (2-tailed)	.000	.000		.000	.683	.438
	N	113	112	113	113	113	112
assessment of ventilation	Pearson Correlation	.183	.420**	.408**	1	.007	.222*
	Sig. (2-tailed)	.053	.000	.000		.941	.019
	N	113	112	113	113	113	112
assessment of accessibility	Pearson Correlation	-.102	.142	.039	.007	1	.085
	Sig. (2-tailed)	.284	.137	.683	.941		.373
	N	113	112	113	113	113	112
assessmentof facilities	Pearson Correlation	-.142	-.065	-.074	.222*	.085	1
	Sig. (2-tailed)	.134	.497	.438	.019	.373	
	N	112	111	112	112	112	112

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.17 Tenancy of Respondents with Duration of Land Ownership and Plot Acquisition

		tenancy of respondent	duration of ownership of land	method of acquisition
tenancy of respondent	Pearson Correlation	1	.448**	.066
	Sig. (2-tailed)		.000	.487
	N	114	94	114
duration of ownership of land	Pearson Correlation	.448**	1	.296**
	Sig. (2-tailed)	.000		.004
	N	94	94	94
method of acquisition	Pearson Correlation	.066	.296**	1
	Sig. (2-tailed)	.487	.004	
	N	114	94	114

**. Correlation is significant at the 0.01 level (2-tailed).

APPENDIX 3.3.18 Tenancy of Respondent with Development Permission and Assessment of Planning

		tenancy of respondent	development permission	planning assessment
tenancy of respondent	Pearson Correlation	1	.125	.116
	Sig. (2-tailed)		.185	.219
	N	114	114	114
development permission	Pearson Correlation	.125	1	.048
	Sig. (2-tailed)	.185		.609
	N	114	114	114
planning assessment	Pearson Correlation	.116	.048	1
	Sig. (2-tailed)	.219	.609	
	N	114	114	114

APPENDIX 3.3.19 Sex of Respondents with Satisfaction of Respondents to Planning

		tenancy of respondent	satisfaction with neighbors	satisfaction with planning	satisfaction with accessibility
tenancy of respondent	Pearson Correlation	1	.144	-.030	-.016
	Sig. (2-tailed)		.126	.750	.869
	N	114	114	114	114
satisfaction with neighbors	Pearson Correlation	.144	1	-.016	.098
	Sig. (2-tailed)	.126		.863	.300
	N	114	114	114	114
satisfaction with planning	Pearson Correlation	-.030	-.016	1	.157
	Sig. (2-tailed)	.750	.863		.094
	N	114	114	114	114
satisfaction with accessibility	Pearson Correlation	-.016	.098	.157	1
	Sig. (2-tailed)	.869	.300	.094	
	N	114	114	114	114

APPENDIX 3.3.20 Tenancy of Respondents with Compliance of Respondents

		tenancy of respondent	assessment of setbacks	assessment of frontage	assessment of ventilation	assessment of accessibility	assessment of facilities
tenancy of respondent	Pearson Correlation	1	.092	.070	.187*	.082	.134
	Sig. (2-tailed)		.334	.464	.047	.386	.159
	N	114	112	113	113	113	112
assessment of setbacks	Pearson Correlation	.092	1	.711**	.420**	.142	-.065
	Sig. (2-tailed)	.334		.000	.000	.137	.497
	N	112	112	112	112	112	111
assessment of frontage	Pearson Correlation	.070	.711**	1	.408**	.039	-.074
	Sig. (2-tailed)	.464	.000		.000	.683	.438
	N	113	112	113	113	113	112
assessment of ventilation	Pearson Correlation	.187*	.420**	.408**	1	.007	.222*
	Sig. (2-tailed)	.047	.000	.000		.941	.019
	N	113	112	113	113	113	112
	Pearson Correlation	.082	.142	.039	.007	1	.085
	Sig. (2-tailed)	.386	.137	.683	.941		.373
	N	113	112	113	113	113	112
Assessment of facilities	Pearson Correlation	.134	-.065	-.074	.222*	.085	1
	Sig. (2-tailed)	.159	.497	.438	.019	.373	
	N	112	111	112	112	112	112

*. Correlation is significant at the 0.05 level (2-tailed).

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APPENDIX 3.3.21 Education Qualification of Respondents Satisfaction with Planning

		educational background of respondents	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility
educational background of respondents	Pearson Correlation	1	-.048	.083	.035
	Sig. (2-tailed)		.612	.383	.712
	N	114	114	114	114
satisfaction with neighbours	Pearson Correlation	-.048	1	-.016	.098
	Sig. (2-tailed)	.612		.863	.300
	N	114	114	114	114
satisfaction with planning	Pearson Correlation	.083	-.016	1	.157
	Sig. (2-tailed)	.383	.863		.094
	N	114	114	114	114
satisfaction with accessibility	Pearson Correlation	.035	.098	.157	1
	Sig. (2-tailed)	.712	.300	.094	
	N	114	114	114	114

APPENDIX 3.3.22 Planning Permission Assessment and Respondents' Satisfaction with Planning

		development permission	satisfaction with neighbours	satisfaction with planning	satisfaction with accessibility	Sex of respondent	planning assessment
Permission for development	Pearson Correlation	1	.113	-.006	.180	-.121	.048
	Sig. (2-tailed)		.230	.947	.056	.201	.609
	N	114	114	114	114	114	114
satisfaction with neighbours	Pearson Correlation	.113	1	-.016	.098	-.034	-.033
	Sig. (2-tailed)	.230		.863	.300	.716	.731
	N	114	114	114	114	114	114
satisfaction with planning	Pearson Correlation	-.006	-.016	1	.157	-.072	.204*
	Sig. (2-tailed)	.947	.863		.094	.447	.029
	N	114	114	114	114	114	114
satisfaction with accessibility	Pearson Correlation	.180	.098	.157	1	-.031	.075
	Sig. (2-tailed)	.056	.300	.094		.744	.430
	N	114	114	114	114	114	114
planning assessment	Pearson Correlation	.048	-.033	.204*	.075	-.138	1
	Sig. (2-tailed)	.609	.731	.029	.430	.144	
	N	114	114	114	114	114	114

***. Correlation is significant at the 0.05 level (2-tailed).**

APPENDIX 3.3.23 Planning with Education and Occupation of Respondents

		development permission	educational background of respondents	occupation of respondent
Permission for development	Pearson Correlation	1	.098	.058
	Sig. (2-tailed)		.300	.541
	N	114	114	114
educational background of respondents	Pearson Correlation	.098	1	-.139
	Sig. (2-tailed)	.300		.139
	N	114	114	114
occupation of respondent	Pearson Correlation	.058	-.139	1
	Sig. (2-tailed)	.541	.139	
	N	114	114	114

APPENDIX 3.3.24 Planning Permission and Plot Acquisition

		development permission	method of acquisition
Permission for development	Pearson Correlation	1	.484**
	Sig. (2-tailed)		.000
	N	114	114
method of acquisition	Pearson Correlation	.484**	1
	Sig. (2-tailed)	.000	
	N	114	114

**. Correlation is significant at the 0.01 level (2-tailed).