



Assessment of Planning Agencies Involved in the Development Control of Peri-Urban Area Osogbo, Nigeria

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Abstract

This study examined the development control activities of planning agencies in the peri-urban area Osogbo, a secondary city in Nigeria. Data for the study came from surveys and interviews drawn from residents of selected peri-urban communities bounding Osogbo. While our study established the effectiveness of development control activities in the study area, we found that shortage of professional town planners in the planning agencies might limit future effectiveness. In view of the rapid demand for land in Oshogbo and its surrounding peri-urban areas; prompt preparation and effective implementation of layout plans alongside the harmonisation of activities of development control agencies are critical requirements for guiding future development activities in the peri-urban areas.

Keywords: Development control; Peri-urban; Planning agencies; Regulation; Urbanisation

1. Introduction

Identifying the causative factors driving peri-urban growth calls for an understanding of human behaviour, decision making process and interaction with geophysical settings and changes (Fazal, Banu, & Sultana, 2015, United Nations, 2016). There are driving forces and conditioning forces behind the growth of the peri-urban. Driving forces are the result of complex interactions among social, economic, demographic forces. Conditioning forces are relatively unchanging though may vary spatially in physical or cultural values (Wu, Zhang, & Webster, 2013). They

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involve physical actions in land transformation impacting at local levels (Enogwe and Umunakwe, 2018; Odekunle, Akindele and Adebayo, 2019).

There are factors driving the growth of the peri-urban. They determine the trends and patterns of growth. Notable actors in these processes are peri-urban farmers, peri-urban residents, entrepreneurs, property developers and government institutions (Lawanson, Yadua, & Salako, 2012; Salem, 2015). As residents; land acquisition by local land owning community and outside settlers are primarily for residential purposes. Entrepreneurs represent the demand side for commercial land markets. They require space for commercial and industrial activities. Property developers control the supply and demand of land market. They have a greater hold on monetary and political powers, often not belonging to the village's community. They are associated with development of residential, commercial and industrial premises. They fill in the gap made by laxity of government in term of formal control (Salem, 2015).

The following are associated with forces that drive peri-urban housing: (i) defined and exorbitant land in the city core or built-up area, (ii) reaction/feedback to enhanced transportation connections and improved personal mobility and, (iii) delivery of affordable land as an appealing object/mark for capitalists and entrepreneurs (Appiah, Bugri, Forkuo, & Boateng, 2014). Other elements with lesser emphasis in this aspect are (i) the negative aspects of the inner city like substandard environment, (ii) social challenges and (iii) pollution. Some migrants see the peri-urban areas as more conducive for residing than the city centre (Cobbinah & Amoako, 2012; Odekunle et al., 2019). Drivers for middle class vary from those of lower-class peri-urban residents. For the middle class, motivation for peri-urban locations is traceable to the predominant overpopulation and poor environmental quality within the city (Busck, Pilgaard, Praestholm, Reenberg & Primdahl, 2006; Acheampong & Anokye, 2013).

Peri-urban housing development in Greater Cairo, as researched by (Salem, 2015), is directed by the supply of affordable land and housing solutions in informal housing markets. Driving forces can either be push or pull (Adell, 1999). The push forces are unintentional migration due to movement from the city core or rural residents on land acquired for redevelopment (Venkatesh, 2012). In Indonesia, the pull factors for peri-urban development include opportunities to become involved in small industry, good living condition, and affordable land for housing, property asset for the future and the presence of public and private organisations, as well as universities (Pradoto, 2012; Ravetz, Fertner & Nielsen, 2013; Odekunle et al., 2019).

Housing development in the peri-urban is usually triggered by the urban growth of the city. Rise in population result in a rise in land demand for housing and other developmental needs (Fitra & Pradoto, 2014). In Ghana, peri-urban settlements grew to contain overspill of industrial activities and offer housing for the urban population surplus from the congested city core (Acheampong & Anokye, 2013). Residents from central districts moving to the peri-urban for better housing situation also promote rapid housing market growth in the outskirt (Pow, 2009; Enogwe & Umunakwe, 2018).

The effects of development control on urban settlement exist in most of the aforementioned studies in different variation. However, studies on development control in the peri-urban environment are few. In places where they exist, they have not been carried out on the peri-urban area of a medium sized settlement like Osogbo. Based on this, this study attempts an examination of development control activity in the peri-urban area in Osogbo, Nigeria.

2. Literature Review

Urban development challenges in Nigeria, for example, could be viewed from both socio-

economic and environmental viewpoints. Increase in the urban population has emanated in the accelerated of slums and informal peri-urban settlements. Yahaya (2015) describes peri-urban areas as disadvantaged settlements defined by excessive residential densities, big uninhabitable housing and lack of sanitation, basic amenities and social services. They harbour migrants from the rural areas who have incapability to fit into the economy of the city and so tend to find relief in informal activities and crimes (Oduwaye, 2011). The proliferation of peri-urban areas results in the unwieldy expansion of the urban centres which have major planning challenges. These include inadequate provision and management of roads, drainage and sewage systems, among other infrastructure; their inadequacy justifies the difficulty. Furthermore, peri-urban developments, a consequent of urbanization, are now visible in major town and cities in Nigeria.

2.1 Peri-Urban Development

Peri-urban development has attracted increased attention in recent years particularly as a source of conflict/competition between new (urban) and traditional (rural) land uses (Bello, Sodiya, & Solanke, 2016). According to Bello-Imam (2016), a number of alternative terms have been used to describe the same geographical area. These are urban fringe, the periphery, inner rural, and rural commuting zone. The term peri-urban is interchangeably used with related terms like suburban, urban fringe, periphery etc. and thus, differently used from regions to regions.

Oduwaye (2009) and Bello-Imam (2016), described peri-urban areas as locations adjacent to built-up areas of high population concentrations (that is urban). They specified that they are zones where traditional farming activities come into conflict with alternative economic, residential and recreational interests. Furthermore, Wiggins and Proctor (2001) describe peri-urban locations as the zones that engaged intense interactions with the urban. They also add that it is the area of daily commuting from village to a city's central business districts (CBDs) for work.

Odekunle, Akindele and Adebayo (2019) also characterise the peri-urban zone as an area with a "blurring" between rural and urban. They also emphasize it as any location that possesses a great dynamism with a focus on competition for basic resources, especially between uses of land for agricultural or residential, commercial, educational, and/or industrial land uses. According to Yahaya (2015), the peri-urban interface can be defined in terms of spatial location, functional, social exclusion and conflict. Indeed, there is no single satisfactory definition of the peri-urban interface. But one clear phenomenon is that the interface is characterised by rapid land use changes, where land use planning is largely of economic concern rather than the harmonious and orderly arrangement. Managing the growth in the interface of the urban and rural areas, particularly in developing nations, is complex and conflict ridden (Odekunle et al., 2019). Cities in Nigeria are not exempted from this scenario.

Mandere, Ness and Anderberg (2010) identify two facts from literatures on peri-urban concepts and definitions. Firstly, peri urban areas are mainly defined as places of conflict or competition which exist between urban and rural land uses. Secondly, the other limits of the peri-urban areas are delineated by maximum daily commuting distances into CBD of the urban areas. These limits are determined by the means of transportation available for large portions of the population. Subsequently, peri-urban areas can be defined as places from which movement between the urban and traditional landscapes are carried out as determined by daily commuting distance to the CBDs of the neighbouring city and town (Wiggins and Proctor (2001). In defining peri-urban areas, this study, therefore, follows Mandere *et al.*'s emphasis on the evolving nature of peri-urban areas and the importance of transportation in determining its limits.

2.2 Development Control

Development control is an interesting area of research. According to Keeble (1969), development control is a process by which the proposals in a development plan are put into practice accordingly either by public or private agencies. Oduwaye (2011) defines development control as the process and procedures concerned with controlling the development of land and building. Development control actually regulates any building or rebuilding operations in, on and under the land. It also ensures orderly growth of settlements by stipulating adequate standards for all aspects of land use through the provision of adequate natural lighting, ventilation, opening spaces and all other socio-cultural facilities that makes life worth living in line with the overall plan of the area concerned (Oduwaye, 2009).

Yahaya (2015) generalises and divides the issues of development control into two types: policy issues and action issues. Policy issues could be divided into “roles of plans” and “materials consideration.” The “role of plans” entails the extent of the planning policies that are adhered to and implemented through development control. The “material consideration” is exactly what the term suggests: considerations that are material to the taking of a development control decision. Factors that limit development control include the character and purpose of the laws and regulations, public awareness, competence of enforcement officers and depth of material and human resources necessary to monitor the compliance of new development to existing rules and regulations (Yahaya, 2015).

The purpose of planning is to promote and control development in a way that protects both society and the environment from the effects of detrimental actions. According to Robinson & Herrschel (2000), planning and most importantly development control need to be more widely recognized and accepted. Successful planning ensures that economic and social goals are met in a fair and efficient way. It should also serve to unlock the potential for positive change that builds on factors such as the quality of the environment, community enthusiasm and cultural distinctiveness (Livingstone and Loot, 1994). Planning is, therefore, a key mechanism for actualisation of sustainable development.

Development control is, thus, one of the measures applied by physical planning agencies especially, local planning authorities to ensure that developers do not drift from building plans authorised for implementation (construction) on the plot earmarked for such development (Oduwaye, 2011). This is aimed at fostering enhanced environmental quality, improved housing situation and privacy in residences. It is the process whereby the activities of developers; public and private, are regulated so as to achieve an orderly physical development. It is a system which guarantees that all uses of land and buildings are regulated to prevent misuse or abuse or non-conformance (Yahaya, 2015). The state of the physical environment, particularly the urban areas, is a major source of global concern; the concern is greater in respect of developing nations like Nigeria.

As the core of towns and cities are too crowded, uncontrolled and unplanned, urban sprawl is capable of impacting negatively on the environment as this can affect the aquifer, the ecosystem, pond life, wood land, soil erosion and recreational facilities, with people and vehicle in conflict while the outskirt areas (sub-urban areas) are sprawling fast (Tomori, 2006). This is why physical development control in our sub-urban settlements is important to the health of our cities. For example, the siting of conflicting development based, either on the ground of social/economic or political interventions, is a serious danger and very detrimental to the co-existence of human and the other elements of the built-up and developing sites. Against this background, this paper examines activities of planning agencies involved in the development control of peri-urban area of Osogbo, Nigeria.

3.0 Materials and Methods

3.1 The Study Area

Osogbo is located on latitude 7°47' north of the equator and longitude 4°26' east of the Greenwich Meridian. It is the capital of Osun State, one of the thirty-six states in Nigeria (Figure 1). The state is made up of thirty local government councils and one area office. Two of these local government councils are Osogbo and Olorunda. Osogbo is bounded by Boripe Local Government Area (LGA) in the north; Atakumosa West, Obokun and Oriade Local Government Areas in the east; Ede South and Egbedore Local Government Areas in the south; and Ifelodun Local Government Area in the west. The city is located about 100 km to the north of Ibadan, the capital city of Oyo State, 45 km to Iwo, 44 km to Ile-Ife, 30 km to Ilesa, 15 km to Ikerun and 10 km to Ede. Indeed, Osogbo is in the heart of Osun State and it is centrally located to other regional headquarter of the state. Primarily, Osogbo serves as the centre for economic, political, and administrative activities in the state. The city's inhabitants include the indigenous Yoruba people with settlers whose population of Osogbo rose from 109,000 in 1963 to 287,156 in 2006 (National Population Commission, 2006).

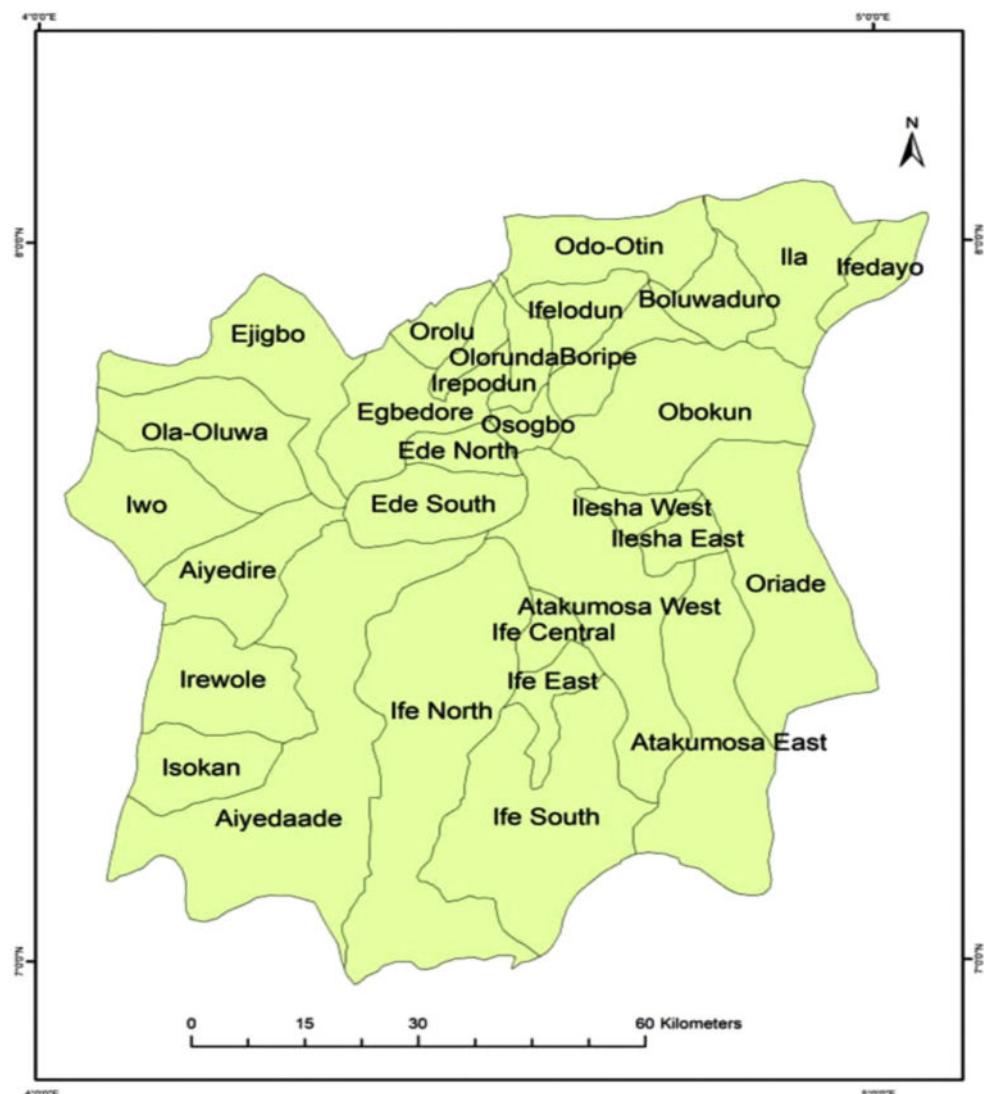


Figure 1: Map of Osun State showing Local Government Areas

Source: Ministry of Land Physical Planning and Urban Development, 2022

3.2 Methodology

Data for the study were gathered from surveys and personal interviews drawn from case study prei-urban areas: Ayekale along Osogbo-Ikirun Road in Olorunda LGA, Ido-Osun and Ofatedo along Osogbo-Iwo Road in Egbedore LGA.

Systematic random sampling technique was adopted to collect data from the residents of Egbedore and Olorunda Local Government Councils that had a total number of 4,941 buildings in the study area: 1,957 in Ayekale, 1,638 in Ofatedo and 1,346 in Ido-Osun. Only 10% of the buildings in each LGA was selected giving a total of 196,164 buildings from Ayekake and Ofatedo areas while 135 buildings were taken from Ido-Osun area. Secondary data were obtained from Egbedore and Olorunda Local Planning Authorities, Osun State Capital Territory Development Authority, Osun State Ministry of Lands, Physical Planning and Urban Development, and Federal Ministry of Housing and Urban Development. Data collected were analysed with descriptive statistics such as tables and percentages.

4. Results and Discussion

4.1 Staff Strength of the Department of Town Planning in Ministry of Land Physical Planning and Urban Development (MLPPUD)

There are a total number of twenty-two members of staff in the Town Planning Department. Details of the staff strength as well as the academic and professional qualifications are presented in Table 4.1. It is evident that the department is short-staffed; only a total of twenty two members of staff are in-charge of town planning activities in the state ministry. It is clear that limited effective development control activities on government owned land within the state would be accomplished by this number of employees. Similarly, the academic qualification of the staff members is another important issue of consideration. From the list, only 31.8% have a university degree. Others who can be regarded as technicians accounted for 59.1%. Besides, only five out of the twenty two are registered with the Town Planners Registration Council of Nigeria (TOPREC), the body that regulates planning professional practices in the country. It can be inferred that when making decision that pertains to development control on area where state government-owned lands are located, only few of the members of staff are qualified academically and professional to get involved. This is because the academic qualification of an individual in the ministry determines the cadre/position that such a person can be promoted to.

Table 1: Staff strength of the Department of Town Planning in MLPPUD

Academic qualification	Number	Professional qualification	Number
M.Sc./B.Sc./B.Tech./PGD	7	Registered Town Planner	5
HND	8		
ND	5		
Others	2		
Total	22		5

4.2 Osun State Capital Territory Development Authority

Osun State Capital Territory Development Authority (OSCTDA) is an agency of the Ministry of Lands, Physical Planning and Urban Development (MLPPUD). The agency was established by Edict No. 1 of 1991 and entitled the Osun State Capital Development Authority on the 13th

November, 1991. The agency is responsible for coordinating physical planning development within the area defined as the capital territory in the state. The capital territory covers all parcels of land within Osogbo and its environs; Osogbo, and Olorunda Local Government Area. Some sections of Egbedore, Ifelodun, Obokun, Boripe, Irepodun, Atakumosa East, Atakumosa West, Ede North and Ede South Local Government Areas are also part of the capital territory. The area defined as Osun State capital territory covers approximately an area of 40,000 hectares.

The major activity of OSCTDA centred on development control in government approved estates within the capital territory. In doing this, the agency conduct regular site visits and inspections. It also makes recommendation for the approval of building plans to the respective local government planning agency where the development is to be sited. The agency also performs the following roles among others:

- (a) to develop, hold, manage, sell, lease, or let to persons or companies landed properties, dwelling houses, offices, commercial houses and industrial buildings, within the capital territory;
- (b) to encourage and facilitate the building of houses within the jurisdiction of the Osun State Capital Territory Development Authority;
- (c) to provide infrastructural facilities, which includes roads, drainage and electricity in government-approved schemes and to stimulate the provision of telecommunication facilities;
- (d) to conclude agreements with any person for the construction or repair of dwelling houses or industrial buildings, public buildings, commercial buildings, roads, sewage, water supply, electricity, recreation centres and other structures;
- (e) to carry development control activities in approved government estates which include the approval of buildings plans, etc.; and
- (f) to oversee and supervise the day-to-day progress of approved development schemes (estates).

As at the period of survey, OSCTDA has a total of forty-five (45) members of staff. This comprises two professional, nine technical, and thirty-four (34) subordinate staff. The detail is in Table 2. It is evident that the only few of the staff of OSCTDA are professionals. Although, OSCTDA had more number of staff than the Department of Town Planning and Land Services in MLPPUD, it is very clear that technicians constitute larger proportion in the agency.

Table 2: Staff Strength of the Osun State Capital Territory Development Authority

Academic qualification	Number	Professional qualification	Number
M.Sc./B.Sc./B.Tech./PGD	2	Registered Town Planner	2
HND	23		
OND	17		
OTHERS	3		
Total	45		2

4.3. Submission of Building Development Plans at OSCTDA between 2008 and 2012

As earlier mentioned, one of the responsibilities of the agency is the recommendation of building plans to local planning authority for approval. What this implies is that OSCTDA does not approve building plans. The agency is only responsible to seeing that physical developments within the capital territory are well coordinated. Thus, when a developer seeks approval of

development activity on land within the capital territory, first it is expected that OSCTDA vet the proposal and recommend to the appropriate local government town planning and land services department. The number of plans submitted to the agency for a period of five years (2008 – 2012) as well as those cleared and those not cleared are summarised in Table 3.

Table 3: Submission of building development plans at OSCTDA between 2008 and 2012

Year	Plan Submitted	Plan Cleared	Not Cleared
2008	1,711	1,625	86
2009	1,205	1,144	61
2010	2,276	2,154	122
2011	1,146	974	172
2012	1,054	843	211
Total	7,392	6,740	652

For the period under consideration, 7,392 building development plans were submitted to the authority. As presented in Table 3, 91.2% (6,740) of plans submitted was cleared while 8.8% (652) was not cleared by the Osun State Capital Territory Development Authority. The implication is that planning agencies scrutinise every plan submitted for approval in their respective offices and check if it conforms to planning standard before approving such plan.

4.4 Department of Town Planning and Land Services, Olorunda Local Government, Igbona, Osogbo

Osun state has thirty (30) local government council areas and one the area office and Olorunda Local Government Area is one of the local government. Olorunda Local Government Council Area gained an experience of local governance in the early part of 20th century when it formed a major part of the then Osun Central Division with the present Osogbo and Olorunda Local Government Council areas as the nucleus. The old Osogbo Local Government Council was created during the 1976 Local Government reforms, out of which the present Olorunda Local Government was carved out on the 3rd of May, 1989. It covers a total land area of about 98,131 sq/km.

Administratively, the local government has nine different departments. One of them is the Department of Town Planning and Land Services. The department is made up of four technical units, namely: (i) Estate and Valuation, (ii) Survey, (iii) Architectural and (iv) Town Planning. Other units in the department are: Administration and Finance/Cash. The number of staff members in each of these units is presented in Table 4.

Table 4: Set-up of Department of Town Planning and Land Services, Olorunda Local Government

Sections/Units	Number of Staff Per Section
Estate and Valuation	16
Survey	2
Architecture	1
Town Planning	15
Administration	4
Finance/Cash office	2
Total	40

Source: Olorunda Local Planning Authority

4.5 Development Control Department

The Town Planning Unit is solely in-charge of development control of physical development in the local government area. The major activities in the unit includes: coordination of physical developments; design and preparation of planning schemes and settlement of disputes in relation to physical planning. The Development Control Department is responsible for coordinating physical development activities within the authority's area of jurisdiction. The department comprises of three units:

- (i) Approval Unit
- (ii) Contravention Detection Unit
- (iii) Demolition Unit

Within the Approval Unit, seven sub-units exist and they are the following:

- (a) Plan Registration
- (b) Charting
- (c) Site Inspection
- (d) Engineering Structure
- (e) Plan Assessment
- (f) Plan Approval
- (g) Plan Dispatch and Storage

When a developer seeks approval for a development plan from the department, the following are the required documents for submission before the issuance of development permit: six copies each of the survey plan, the proposed building development plan, and the proposed development location plan with one site location form. The total number of plans submitted to the department is detailed in Table 5.

Table 5: Submission of building development plans at Olorunda Local Planning Authority between 2008 and 2012

Year	Plan Submitted	Plan Approved	Not Approved
2008	407	388	19
2009	789	751	38
2010	266	252	14
2011	336	292	44
2012	449	441	8
Total	2,247	2,124	123

From the result of the analysis, it can be observed that number of plans submitted for approval kept increasing since 2008 up till 2012 likewise the plan eventually approved by the planning authority.

4.6 Department of Town Planning and Land Services, Egbedore Local Government, Awo

Egbedore Local Government Area is one of the local government areas in Osun State with its headquarters at Awo. The Federal Government of Nigeria created the LGA in May, 1989. Its land mass is approximately one hundred and two square kilometres (102 sq. km). It is bounded in the east by Ede North Local Government, Irepodun Local Government in the north, Osogbo Local Government in the west and Ejigbo Local Government in the south. Awo, the headquarters is about ten kilometres from Osogbo, the state capital.

The Department of Town Planning and Land Services is one of nine administrative departments of the local government area and it is made up of four units, namely: Development Control/Town Planning Unit, Estate and Valuation Unit, Survey Unit and, Architectural Unit, as applicable in other LGAs in the state. The major activities of the units include: controlling of physical developments; design and preparation of planning schemes; and settlement of disputes. The development control activities in Egbedore Local Government are similar to what operates in Olorunda Local Government Area.

The section comprises of three (3) units:

- (i) Approval Unit
- (ii) Contravention Detection Unit
- (iii) Demolition Unit

Within the Approval Unit are seven sub-units:

- (a) Plan Registration
- (b) Charting
- (c) Site Inspection
- (d) Engineering Structure
- (e) Plan Assessment
- (f) Plan Approval
- (g) Plan Dispatch and Storage

Members of staff in the department are twelve (12). Among them are four professionals, six technical staff and two technicians' members of staff. The detail is as presented in Table 6. Evidently, the department is not adequately staffed. It could be established that the number of staff that are qualified academically and professionally are inadequate in the local government.

Table 6: Staff strength of the Osun State Capital Territory Development Authority

Academic qualification	Number	Professional qualification	Number
M.Sc./B.Sc./B.Tech./PGD	4	Registered Town Planner	2
HND	4	Registered Surveyor	1
ND	2	Registered Architect	1
OTHERS	2		
Total	12		4

4.7 Building Development Plan

Information was also collected on the number of building development plans submitted to the Department of Town Planning and Land Services of Olorunda local government for the period under review (2008 – 2012). Likewise, detail of numbers approved and disapproved plans were collected. These are as presented in Table 7. The table shows that 1,892 building development plans were submitted to the department for consideration for approval, but 1,807 (95.5%) was approved.

Table 7: Approval of plans between 2008 and 2012 by Egbedore Local Planning Authority

Year	Plan submitted	Plan approved	Not approved
2008	487	468	19
2009	446	432	14
2010	273	252	21
2011	272	263	9
2012	414	392	22
Total	1,892	1,807	85

The reasons for non-approval might be issues relating to strict compliance to planning standard and regulations. Also, there is wide range between approved plan and non-approved plan in the study area. This suggest that many residents were planning conscious in planning and design of their development

4.8 Activities of Planning Agencies Involved in Development Control of Peri-Urban in Osogbo

Jurisdiction over the control of physical development of the peri-urban area in Osogbo exists among certain agencies. They are Osun State Ministry of Lands, Physical Planning and Urban Development (Department of Town Planning), Osun State Capital Territory Development Authority; Department of Town Planning and Land Services of Egbedore Local Government, Awo and Olorunda Local Government, Igbona-Osogbo. Roles of the identified agencies are summarised in subsequent section.

4.8.1 Ministry of Lands, Physical Planning and Urban Development

The Ministry of Lands, Physical Planning and Urban Development, came into existence on 27th August, 1991. Initially, it was called Ministry of Lands and Physical Planning, later Ministry of Housing and Urban Development before assuming its present name – the Ministry of Lands, Physical Planning and Urban Development (MLPPUD). The reason for changes might be a way to synergise various departments and units together to have the same umbrella ministry. The ministry has three departments, each headed by a director. These are Finance and Administration, Lands and Town Planning. The Department of Lands and Town Planning has two main divisions: Development Plans and Development Control. In the Development Control Division, there are two sections. First is the Statutory Control and second is the Urban Development Section.

The roles of the Development Control Division include:

- (a) Handling development control activities on state-owned lands.
- (b) Processing buildings plan applications on state-owned lands.
- (c) Formulating and reviewing of town planning regulations.
- (d) Handling plan appeals, petitions and protests submitted by the public.
- (e) Processing application for interim planning permits.
- (f) Overseeing town planning department registry.
- (g) Handling the state's urban renewal project.
- (h) Overseeing the state's Infrastructural Development Fund (IDF) projects.
- (i) Carrying out environmental impact Assessment studies.
- (j) Processing application for Governor's Consent to prepare layouts plans
- (k) Processing application for certificate of occupancy (C. of O.)
- (l) Offering of technical assistance to local planning authorities in the preparation of their development plans.
- (m) Formulation and revision of planning standards, etc.

4.8.2 Operation of the Planning Agency across the Different Peri-Urban Areas

Findings established that majority agreed that operation/activities of planning agency is effective, 29.1% stated their activities is very effective while the remaining 8.6% of the respondents stated that their operation is not effective as they expected. (Table 8). This implies that the operation of the planning agency across the peri-urban area of Osogbo is effective. This is an indication that the planning authority control and regulate development in the study area.

Table 8: Operation of the planning agency across the different peri-urban areas

Number of years	Ofatedo Frequency (%)	Ido-Osun Frequency (%)	Ayekale Frequency (%)	Total
Very effective	44 (9.2)	53 (11.1)	42 (8.8)	139 (29.1)
Not effective	102 (21.3)	72 (15.1)	124 (26.0)	298 (62.3)
	12 (2.5)	4 (0.8)	25 (5.2)	41 (8.6)
Total	158 (33.1)	129 (27.0)	191 (39.9)	478 (100.0)

5. Conclusion

This study has examined the structure, man-power and development control activities of planning agencies working in selected peri-urban areas of Osogbo, one of Nigeria's fast urbanizing regions. Findings revealed that the following agencies are involved in development control of peri urban areas of Osogbo: Osun State Ministry of Lands, Physical Planning and Urban Development, Osun State Capital Territory Development Authority, Department of Town Planning and Land Services of Egbedore Local Government, Awo and Olorunda Local Government, Igbona-Osogbo. The study established that despite the multiplicity of agencies, there are not enough planning officers to guide on-the-ground long term development activities in these areas.

The study also finds that the development plan ratio of approved to unapproved permits of nine to one in Osun State Capital Territory Development Authority. This implies that developers are not currently adhering to stipulations regarding permission for development, raising future risk of unapproved building construction in the study area. Despite this, the general perception amongst stakeholders was that planning agencies are effectively carrying out development control activities in their areas of jurisdiction. This is an indication of the visibility of planning authorities and the acceptability of regulatory practices in this area. Given the rapid rate of urbanisation and demand for land in peri-urban areas, this is an opportunity for fast tracking development control measures such as preparation and implementation of development plans. The acceptance of the planning agencies' role is indeed one that should be further consolidated through effective participatory planning approaches that would generate trust with stakeholders, thus limiting future conflicts in planning regulation. However, if the Osun State Government is to maximize the current gains of effective development control amongst its agencies, expansion of the staff base by additional specialised urban planning personnel is required.

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