

DUNBAR HARBOUR
IMPROVEMENT PLAN
2018 to 2020

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1. Introduction

The Directors of Dunbar Harbour Trust have drawn up a three year harbour improvement plan to cover the years 2018 to 2020 after consulting with various key harbour user groups.

The consultation has been used to try to capture all of the users' desired improvements at the end of 2017, irrespective of whether these improvements are affordable or not. These user needs will evolve over time, and this document will evolve as new needs are identified.

The improvement plan identifies the funding opportunities that are currently available to the Harbour Trust. These opportunities also will change over time.

There is a prioritisation process for determining which of the projects can be placed into an action plan. The fact that a particular need has been identified and captured does not mean that it will be capable of being delivered over the next three years. Availability of funding and competing projects will determine whether and when a project can be placed in an action plan.

East Lothian Council has given its support to reviewing the three year plan to assess whether there will be any planning barriers to delivering any of the improvements.

enjoyleisure has also expressed a willingness to consider any ideas related to its neighbouring site provided that these ideas are in line with enjoyleisure's charitable objectives.

Invitation to participate in the improvement plan

The plan has been drawn up from views expressed to the Harbour Trust and it will continue to change with time through controlled versions of the document which will be visible on the Dunbar Harbour web-site.

Any suggestions for further improvements or changed priorities can be made to office@dunbarharbourtrust.co.uk or by post to Dunbar Harbour Trust, McArthur's Store, Victoria Street, Dunbar EH42 1HW and will be most welcome.

2. Record of Improvements - 2015 to 2017

The previous three year plan was monitored throughout the period and reviewed at successive Harbour User Meetings. Below is a summary of the achievements over the three year period.

Wall repairs:

- **Cromwell Harbour Wall ...bulging walls concealed a warren of voids that needed to be filled and strengthened to protect the fishermen's safe haven.**
- **South Wall ...although not a line of first defence against the sea this wall supports the working area for our fishermen and requires constant attention**
- **North Wall....takes the full force of the winter gales and is subject to erosion. Consultants monitor and review the movements in the wall so that remedial work can be undertaken.**
- **Cromwell pathways....have been improved to make a visit to Dunbar's historic Cromwell Harbour a more pleasurable experience.**
 - **All of the above have been achieved with the kind support of Marine Scotland**

Dunbar Battery:

- **The propeller area...has been completely landscaped to give greater prominence to the achievement of Dunbar's Robert Wilson and to enhance the visitor experience.**
- **Dunbar Battery....now provides an accessible route to a historic site that is a destination in itself, whilst also providing an outdoor auditorium for all budding actors, musicians, poets, singers, dancers to use.**

General Harbour improvements

- **North Wall benches...the rotten and decaying benches have been replaced to allow people to enjoy a seat in the sunshine, thanks to the Civic Pride Fund.**
- **Slipway, Stairs and pathway weed-killing...have improved the safe environment for those wishing to use the harbour.**
- **Big Belly compactor...has been funded by the Civic Pride Fund and is an example of the partnership with East Lothian Council, allowing litter to be removed before the seagulls distribute it over the harbour property.**
- **Fishing for litter...has been championed by the harbourmaster as Dunbar's contribution to efforts to reduce the amount of plastic in the sea**
- **Dog fouling collection...volunteers picking up the dog litter have helped to reduce the level of the problem around the harbour. There appears to be a greater awareness that the harbour is a place to treat with respect.**
- **The North Light Hut was removed...after it had served its purpose with some very positive exhibitions. This hut was removed as agreed with the residents.**

- The RNLI container was replaced by a garage and removed...**which was another improvement appreciated by the residents.**
- Kittiwake excrement was cleared and the whole area under the castle was made more slightly...**as this is an important part of the harbour visited by many bird lovers.**
- Notice boards were improved around the harbour...**telling people in a discrete way the story of the harbour as they move around it.**
- The harbour railings were replaced...**as the old railings were becoming rusty and unsightly**
- New railings were placed in front of the old hatchery site...**bringing greater focus on a viewpoint that contains secrets to many parts of Dunbar's history**
- The access to the area under the Maggie was cleared...**allowing visitors to look across to the site of Dunbar's outdoor swimming pool.**
- Access to the Castle Vaults was re-instated...**gabions were inserted to keep the earth bank safe so that visitors can once again see the site of the old castle vaults.**

Improvements for the fishermen

- The fuel management system was upgraded...**to provide real time access to the level of fuel stocks so that security of supplies could be improved.**
- New ladders were introduced into Victoria Harbour to improve the berths for fishing vessels
- A new ladder was introduced to give the fishermen better access to the maintenance bay.
- A Remote control was introduced to improve the safe operation of the old spencer Carter davit
- McArthur's Store was repainted and its windows repaired.

Improvement for leisure users

1. New lateral chains were introduced for the Victoria Harbour yachts...**as the mooring chains are critical and need to be kept in a good state of repair.**
2. A new casing was fitted to the visitors' electricity bollard...**to maintain the reputation of Dunbar as a welcoming harbour.**
3. The North Wall stairs were repaired ...**to provide safer access to the boats.**

3. Harbour users' consultation -

3A. FISHERMEN

Vertical branders around the ladders in Cromwell Harbour:

- To provide greater stability for the vessels.
- To include rubber fenders on the branders

New Maintenance Bay:

- To raise height of the bay to allow for more productive working time.
- To smooth off the wall beside the maintenance bay

Cromwell Harbour pontoon:

- To allow the smaller commercial boats improved mooring facilities.
- To free up the area beside McArthur's Store for the mooring of a larger vessel.
- This in turn should improve access from Broadhaven into Cromwell Harbour

Cromwell Harbour wall repairs:

- To maintain a safe haven for fishing boats.

Victoria Harbour wall repairs:

- To keep the harbour operational and safe.
- In addition to the Sea Defences of the North Wall, attention needs to be given to the defects in the South pier which is the main working area for the fishing fleet.

Broadhaven repairs:

- To prevent overtopping and the breaching of the sea defences.

Safe storage:

- To garage the DFA fork lift truck

Amenities block:

- Toilets would be appreciated if they were available at the harbour.

Waste oil removal:

- A more robust storage and removal system will be appreciated.

3. Harbour users' consultation –

3B. SAILING CLUB

Main chain:

The main chain needs to be kept secure.

Lateral chains:

These should be replaced where they are showing signs of wear.

3C. MOTOR BOAT OWNERS

Vertical posts alongside Coal Wharf:

To improve the number and quality of the moorings

Pontoons in Cromwell Harbour:

To improve access to the boats

Restore Cromwell Harbour slipway:

To make it usable and safe again

Repair the Broadhaven breakwater:

To make the Broadhaven moorings safer

Amenities block:

Toilets and showers would be appreciated if they were available at the harbour.

3D. RNLI

New ramp at slipway cill:

To improve better launching of the inshore lifeboat and safer removal of boats onto the slipway.

24/7 access to the harbour:

To restore Offshore Lifeboat access to Dunbar Harbour

3E. ROWING CLUB

New clubhouse:

- * Storage for two skiffs and safety equipment
- * Shower, desirable
- * Electricity supply, desirable

Boatshed/storage:

- a) dimensions; 3 Mtr wide x 8 Mtr long x 2.5 Mtr to eaves.
- b) considered to be a temporary structure so may not require planning. It could be dismantled and moved to another site.



3F. SEA CADETS

Amenities block:

Toilets and showers would be appreciated if they were available at the harbour.

Moorings:

The Sea Cadets recognise the value of the free moorings they are given in Victoria Harbour. Maximising the use of the existing chain to hold the Crest (Sailing

trainer)and the Trinity boats (Rowing boats) would be helpful to allow the Cadets quick access to the water on their activity nights.

Secure storage:

For boats

3G. RESIDENTS

Litter:

Residents dislike the litter that appears around the bins in the harbour, particularly over the summer months.

Dog fouling:

The paths around the harbour become unpleasant for everyone when dogs are allowed to foul them.

Fish boxes and equipment along the south wall:

Residents would like these to be kept neat and tidy.

3. Harbour users' consultation –

3H. GENERAL PUBLIC

Amenities block:

Toilets would be appreciated if they were available at the harbour.

Parking:

Improved parking would be a benefit.

Interpretation panels:

It will be good to understand better what can be seen from the North Wall and Cromwell Harbour Wall.

Telescope:

Ornithologists have expressed an interest in having a telescope to enjoy the sea birds that fly around Dunbar Harbour.

North Wall Artwork:

The North Wall provides a blank canvas for local artists to engage with the young people of Dunbar to liven up the harbour and express their creative talents.

Grassy area under the castle:

This is a wonderful viewing spot and needs a replacement bench and site clearance to encourage visitors to use it.

4. Funding options

Marine Scotland:

Emergency Wall repairs

FLAG:

Fishing industry related projects

Big Lottery:

Leisure and health improvement projects
Projects for the young of Dunbar

Viridor (to be followed by SEPA):

Iconic projects that benefit the community

Creative Scotland:

Art projects

Historic environment Scotland:

Projects that preserve buildings of historic value

5. Prioritisation process

User group preferences:

User groups will be invited to put their requested improvements into an order of priority.

Affordability:

Those improvements which are currently unaffordable will be postponed until funding becomes available.

Conflicts:

Where initiatives conflict with each other the improvements will be postponed until the conflict is resolved.

Action plans:

The action plans are then driven in user preference order according to the available funds. It is an ambition to ensure that all user groups see some improvement year-on-year.

6. Action plan - 2018

Status Codes
Designed
Approved
In progress
Completed

Ref	Action	Status	Comment
1.1	North wall repairs	C	
1.2	Cromwell Harbour branders	C	
1.3	RNLI ramp to slipway cill	C	
1.4	Coal hirst repairs	C	<i>Repairs completed</i>
1.5	Redesignation of parking areas		
1.6	Interpretation panels – North Wall	C	
1.7	Interpretation panels –Cromwell Wall	C	
1.8	Telescope on Cromwell Wall	C	
1.9	Artwork on North Wall	A	<i>Part of Maggie Project</i>
1.10	Bench under castle	A	<i>Part of Maggie Project</i>
1.11	Garage for fork lift truck	I	<i>Temporary solution</i>
1.12	New waste oil tank	C	
1.13	Broadhaven breakwater – Phase 1	C	
1.14	Cromwell Harbour wall repairs	C	

7. Action Plan - 2019

				Status Codes
				D esigned
				A pproved
				I n progress
				C ompleted
Ref	Action	Status	Comment	
2.1	New toilets	D		
2.2	New pistons for harbour bridge	D	Significant repairs to the harbour bridge have been made during the year. New pistons may not be needed.	
2.3	Cromwell harbour pontoon			
2.4	Broadhaven breakwater Phase 2	C		
2.5	Maggie Development project	I		
2.6	CCTV coverage for all three harbours	A		
2.7	Repair castle railings	D		
2.8	North Wall undermining repairs	C		
2.9	New bins – environmental improvements	C		

8. Action Plan - 2020

Status Codes
Designed
Approved
In progress
Completed

Ref	Action	Status	Comment
3.1	Broadhaven breakwater		
3.2	New maintenance bay		
3.3	Victoria Harbour pontoon		
3.4	Play area ship		
3.5	Bike rack		
3.6	Dredge Cromwell Harbour		
3.7	Markings on harbour roadway		
3.8	Gates to prevent access to the North Wall in bad weather	I	
3.9	North Wall steps		
3.10	North Wall undermining repairs		
3.11	Eliminate pooling along the South Pier	I	<i>Further drains need to be cut</i>

9. Improvements beyond the harbour -

enjoyleisure's site on the former ballroom

enjoyleisure has indicated its willingness to listen to any of the harbour projects that require the use of the former ballroom site. Any such project needs to be compatible with *enjoyleisure's* charitable objectives.

Any project intending to use this land should expect to pay either the market value of the land or the market rent for the land.

enjoyleisure has been approached about the possibility of erecting an amenity block on the ballroom site. There is a reluctance to support this idea as *enjoyleisure* has a facility not far away in the swimming pool and is keen to maximise the footfall and utilization of this facility.

The other criterion that *enjoyleisure* has mentioned is that a project will only be supported if there is general support for it among the harbour users.

Common ground between the monument and Shore Road

This land has from time to time been subject of neglect as no-one has legal ownership of it.

It is proposed that the Dunbar Harbour Management Committee keeps an eye on this property to ensure that it meets the needs of:

1. **The fishermen** –who see this as part of Dunbar's heritage
2. **The residents** – who want to see this area kept tidy
3. **Dunbar's visitors** – who want easy access to the Fishermen's Monument
4. **The community** – who want to see the sea wall protected

The key objectives will be to:

- Remove scrap material and other dumped objects
- Kill the weeds
- Keep the access to the monument clear
- Inspect the sea wall on a regular basis

The Dunbar Fishermen's Association during the period of the last three year plan took on a voluntary responsibility for looking after the organization and

housekeeping of this piece of land and their work in keeping it neat and tidy has been appreciated by all.