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DISCOURSE

CONTAINING A

SUMMARY OF THE PROCEEDINGS

OF THE

DIRECTORS of the SOCIETY for extending
the FISHERIES and improving the SEA
COASTS of GREAT BRITAIN,

Since the 25th March, 1788,

AND

Some THOUGHTS on the present EMIGRATIONS
from the HIGHLANDS.

By GEORGE DEMPSTER, Esq.
ONE OF THE DIRECTORS.

Together with

Some REFLECTIONS intended to promote the SUCCESS
of the said SOCIETY,

By JOHN GRAY, Esq.

Author of the PLAN for finally settling the GOVERNMENT of
IRELAND upon CONSTITUTIONAL PRINCIPLES, and
other Political Tracts.

Ubiqunque homo est, ibi beneficium locus.

SENECA.

L O N D O N:

Printed for G. and T. WILKIE, in St. Paul's Church-yard;
and J. DEBRETT, in Piccadilly.

MDCCLXXXIX.

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DISCOURSE,
&c. &c.

MY LORDS, LADIES, AND GENTLEMEN,

Proprietors of the British Society for extending
the Fisheries and improving the Sea Coasts of
Great Britain.

THE following Publication is not a voluntary one. The dull moments occasioned by its perusal are to be imputed to yourselves. It contains the substance of two Papers which I read by the desire of your Directors at the last two General Courts of the Society. The Proprietors then present imposed their commands upon me to cause these Papers to be printed and circulated for the information of such of their Members as were absent from these Meetings. Even this apology is hardly sufficient to justify so dry a publication. I have therefore availed myself of the means which chance has thrown in my way, to render it more interesting and worthy of your acceptance.

On the day your last General Court was held, there was sent to the Society, together with a subscription, a short treatise, entitled, "Reflections intended to promote the Success of the Society for extending the Fisheries, &c." I have been fortunate enough to obtain the permission of its

Author, John Gray, Esq. of Gerard Street, to annex this little work to my account of your proceedings; not doubting but you will derive as much satisfaction as I have done from Mr. Gray's ingenious manner of treating the subject.

I will not anticipate this satisfaction farther than just to observe, that the Author supposes the powers of the Society to be far more extensive than they are. He lays down a complete system for improving our Fisheries and Sea Coasts; imagining our capital stock may be employed in ship-building, fish curing, and many other branches of commerce, which the legislature has considered as occupations more fit for the inhabitants of our towns than for the Society itself. It seemed wise to Parliament to confine the operations of a Joint Stock Company to a few very simple objects, and that from a well-grounded apprehension of the tendency of such companies to degenerate into jobbing and extravagance. For experience has repeatedly shewn how much the agents of a chartered company differ from individuals employing their industry and capital on their own account. Success in every branch of commerce and manufacture is the result of more œconomy and skill and attention than ever yet were bestowed by the clerks and agents of a joint stock company. It was besides to be apprehended that not only the Society would not succeed itself in such undertakings, but that its interference might disorder and prejudice the undertakings of individuals. I have therefore directed the Italic character to be used in printing such parts of Mr. Gray's Treatise as we are by law precluded from availing ourselves of the benefit of. Individuals may attempt with success, what both prudence and law prohibit our attempting.

Were any of the great proprietors of extensive tracts of lands now waste and unproductive to embark heartily in such a plan of improving his estate, and to devote his time and capital solely to this object, I doubt not but, in the course of a single generation, he might derive great benefit to himself, and lay the foundation of immense wealth for his posterity; and in truth Lord Gardenstone, the Duke of Argyle in the isle of Mull, Mr. Campbell of Shawfield in Isla, and Captain Macleod in Herries, have been most laudably engaged in plans for improving those islands not unlike to that suggested by Mr. Gray. It is also well known that the late Earl of Findlater, in the course of twenty or thirty years, introduced good agriculture and extensive manufactures into a part of the kingdom where neither were known before; and that the consequences have been, a vast improvement of the value of his estate, and of the condition of its inhabitants. I have therefore suppressed no part of Mr. Gray's plan. Every hint for improving the Highlands, by finding employment for the inhabitants, is precious at all times, but most particularly so at the present alarming crisis of *Emigration*. For it appears certain that the situation of that country must soon undergo a great change, either for the better or the worse. It is not to be wondered that proprietors desire to render their estates in the Highlands more productive; for I have seen none of these estates that did not appear to me capable of vast improvement: but it is far less wonderful that the present occupiers of those estates should resist an immediate augmentation of their rents, because I have seen few of them that are able to pay the present rent, and perform the other services imposed upon them.

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But there is another class of men who can afford the proprietor a better rent ; I mean sheep-farmers from the lower parts of Scotland. The late extraordinary rise in the price of sheep has induced many of the dealers in them to offer tempting rents for large tracts of the uncultivated wastes which compose a Highland farm. A total extirpation of the ancient inhabitants of these countries must however be the infallible consequence of adopting the system of sheep-farms. For a single unmarried shepherd, and a couple of sheep-dogs, are inhabitants sufficient for the most extensive sheep-walk.

Yet to those who consider the Highlands with attention, it must be obvious that its inhabitants constitute its chief value. It is to a judicious application of their industry and talents, that country must owe its future improvement. My sentiments on this subject differ from those of many very sensible men, who tell us the times for breeding men are now over, and that men must give way to a more profitable species of production : that formerly a chieftain wanted soldiers, but now money. The fallacy, however, of this reasoning will be easily discovered, if we consider to how many other purposes, besides those of war, man is applicable. The descendents of the men who once desolated England in the bloody wars between the contending houses of York and Lancaster, now cover its fields with rich harvests, and fill its magazines with valuable merchandise. Their arguments, therefore, never convinced me. I remain still firmly persuaded that the first proprietor who shall adopt a proper system of encouraging the tenants in the Highlands, will add much to his own wealth and their happiness.

This encouragement consists principally in granting to the tenants and subtenants leases for one or more lives, exempting them from the performance of all personal services; allowing them to inclose and cultivate as much of the waste lands as they choose, without paying any additional rent; and when the tenant dies, preferring his heir to the farm, at a rent to be fixed by arbitrators, and when once fixed, to be subject to no augmentation during his life. Thus it is probable every generation would add something to the quantity of improved land, and of course to the Proprietors rent. On a possession which the tenant might justly deem his own, successive improvements, tending to his wealth and comfort, would be made upon his house and offices, household furniture, and stock of the farm. The stones which now obstruct cultivation would, as in North Wales, be converted into useful fences. As there is abundance of waste lands in the Highlands of Scotland as well as in America, the tenants would naturally cultivate parcels of them for the purpose of planting their children round themselves, and thus increase the mass of industry applicable to the improvement of the country.

I am aware the climate of the Highlands will be objected to this plan for its improvement. It will be represented, as subject to heavy rains which destroy the crops in the vallies, and to a degree of cold, as you ascend the mountains, which prevents the ripening of corn. But in answer thereto I would only observe, that no where in Scotland do potatoes grow better than in the Highlands, and that there can be no better food, especially when joined with fish, so abundant in all the circumjacent seas; and that land may be cultivated to advantage for pasture and hay in climates much too cold to yield corn. This

is the case in Iceland, where corn is seldom sown and hardly ever ripens, and where the farms are divided only into two parts, viz. cultivated and natural grass. Thousands of acres of the uncultivated grass in Iceland, like ours in the Highlands, hardly yield any rent, while an acre of cultivated grass yields considerable profit to the proprietor. By cultivated grass, I mean that which grows on a spot which, after being inclosed and drained, is either ploughed or dug, and enriched with lime, marle, sea shells, or other manure, and afterwards pastured in summer, and saved in the winter and early spring from being destroyed by cattle, horses, or sheep. Every successive year adds to the value of such a field, till at last it becomes much more valuable to the tenant and proprietor than land alternately in grass and corn. For such a system of improvement, it is obvious, no climate can be too moist, and hardly too cold. The highest grounds in Derbyshire have been of late improved in this manner. Were this system once adopted, although the improvements were not to be rapid, they would at least be sure: whatever increase of rent resulted from them, would be without expence to the proprietor, and consequently clear gain. Another material advantage would be, a certainty of recovering the present rents from tenants rich enough to withstand the disappointment of a bad year, either for corn or cattle, or both. It is indeed probable, the domestic industry of the women would furnish, in some one or other branch of manufactures, wherewithal to pay the rent of the farm, as it does to a certain degree at present on the Athol and Breadalbane Highland estates in Perthshire. The leaking showers which fall out in the Highlands during the months of May, June, and July, render that country remarkably fit for flax husbandry. Neither is it to be doubted, that

tenants

tenants thus secured in the fruits of their industry, would sow turnips, horse potatoes, and other winter crops, and thereby increase their stock of provender, and of course increase the size as well as the number and value of their young stock of cattle.

I have, for argument's sake, admitted of the truth of the objection, drawn from the coldness of the climate; though some things might be stated which go far to contradict the fact itself. The gardens of the inhabitants of Dunkeld extend nearly to the summit of a very high hill; and so do those of Fort William, where the aspect is to the bleak north east. In the year 1786, there were more apples and pears in the few gardens of Lochaber, than grew on the same number of trees that season in Worcestershire or Herefordshire. At Fort William, green pease are ripe, as I have been told, almost as early as at Edinburgh. On the first day of August, in the year 1787, the barley harvest of Icolumbkill was begun; and about the middle of that month, the corn fields round the town of Stornaway, in the isle of Lewis, were far advanced towards maturity. Good potatoes are met with in the counties of Inverness and Sutherland early in the month of August. It is equally certain, that inclosures and hedge rows, and plantations, of which the Highlands are utterly destitute, add much to the warmth and earliness of other countries. Snow seldom lies for any length of time in the Hebrides or Western Highlands; and, indeed, it is generally allowed, that the temperature of the whole island of Great Britain is much milder than any continental situation in the same latitude. I acknowledge, that the continual moisture and heavy rains in the Western Highlands are discouraging circumstances to strangers accustomed to a better climate. But

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this only increases the importance and value of the native inhabitants, from the difficulty with which they would be replaced.

If there be any soundness in these opinions, the late and present emigrations from the Highlands, which some view with pleasure and too many with indifference, ought to be considered as a great national calamity. It is an eternal separation between cultivatable land and its inhabitants, by whose industry alone it can be cultivated. It must be a great satisfaction therefore to those Proprietors who have preferred the preservation of their people to a temporary augmentation of their rents, to find, that while they consulted chiefly the dictates of humanity, they have at the same time been consulting the solid interest of their families.

I have been told, that the experiment of driving away the inhabitants for the sake of augmenting the size of farms and their rents, was fully tried in the last century in the county and stewartry of Galoway; and that an actual rise of rent was the consequence at the moment. But the ultimate impolicy of the measure may now be nearly ascertained, by comparing the value of estates there with those in Perthshire and Angus, where the people have been preserved, and a linen manufacture introduced, where Dundee, Perth, Montrose, Arbroath, Brechin, Forfar, and many villages, are encreasing daily in populousness and wealth, and furnish the farmer a certain market, occasioning at the same time a demand for land, which has doubled and quadrupled its former value.

I would not wish to be misunderstood, in having it supposed that I mean to confine all our encouragements

couragements to the labouring people only. There is another valuable set of Gentlemen in the Highlands, whose preservation is also of the utmost importance; I mean the tacksmen there. These are, in general, persons of high family, good education, and refined manners. They furnish officers for our fleets and armies, and inhabitants to the Highlands, that would be an ornament and a blessing to any country. Yet most of them hold their farms on short and precarious leases; are liable to frequent augmentations of rent; and are, for their indemnification, reduced to the necessity of augmenting the rents of their subtenants, who seldom or ever have any leases at all. Were the political constitution of Scotland like that of England, and did a freehold, or life estate, of forty shillings a year, give a right of voting for members of Parliament to represent our counties, I have no doubt but these tacksmen, in the character of freeholders, would render themselves as useful to the great Proprietors in peaceable times, as they formerly were in times of turbulence and war; and that the same security and protection would be the consequence of their services. But our county elections being too aristocratical to admit of this species of political utility, and great internal tranquillity prevailing in the Highlands, the ancient bond of union between the tacksmen and the proprietor or chief is, in a great measure, dissolved. His pretensions, therefore, too frequently give way to those of the south country shepherds; and he has often the mortification of seeing his, and his ancestors, mansion levelled to the ground, or converted into a sheep cote. Of how much importance is it then that some rational and permanent settlement be made with such men? If, in all cases where a rise of rent might reasonably be expected, the quantum of the rent were left to the determina-

tion of arbitrators, and if no more than one appeal of this kind could be made in the same generation, perhaps this tenure would be fully sufficient to induce those gentlemen immediately to set about the improvement of their farms. Many of them have actually served in the army and navy; many of them enjoy half pay, others possess capitals differently acquired; all of them have seen, and many of them attended minutely to the better agriculture of other countries. If once freed from vexatious demands, and securely placed, a rapid improvement of the Highlands might rationally be expected from their well-directed efforts. Too much praise cannot be bestowed on the late commissioners of annexed estates, for their attention to these tacksmen; and it is certain, that during the continuance of that commission, some improvements were begun in the Highlands. Leases of forty years were generally granted; but the subtenants seem not to have been treated with the same indulgence, which accounts for the improvement of that country not having made a still greater progress under their mild administration.

Personal services, which made part of the tenure of all the lands in Europe, are little known now in any part of Great Britain but in Scotland. The tenant was annually obliged to perform many of the menial, and all the prædial, services of his superior. These constituted part of the rent which he paid for his land and protection; but since the introduction of industry and agriculture, these services have been gradually discontinued. In England they have ceased entirely, and in many parts of the low country of Scotland they exist in a very limited degree; but they are found to prevail very generally as we go farther north. To represent these services as oppressive to the
people

people would be invidious. People seldom feel that as oppressive to which they and their ancestors have been invariably accustomed to submit, more especially when the oppressiveness of the system is mitigated and corrected in its exercise, by a people remarkable for humanity, which the Highland gentlemen undoubtedly are. I have no doubt, however, that in an enlightened age, like the present, these services will soon be discontinued. For they will be found still more prejudicial to the proprietor on whose estate they are exacted, than to the tenant who performs them. They occupy a great proportion of the tenant's time, and this time may be considered as time lost both to the master and tenant. For the tenant cannot work for himself, and he will not work hard for his master. So that the industry of the country is rather chained up than employed, inasmuch that, wherever personal services are found to prevail, the people are poor, the land is ill cultivated, and the rents ill paid. Gentlemen begin now to convert these services or to commute them for money, which is always productive of good. Perhaps it would be still wiser in the proprietor to abolish these services, without any compensation except what would result consequentially from the future improvement of their estates; for many of the tenants are reduced, by the present system of letting our land, to such a wretched state of poverty, that they prefer any condition to an immediate augmentation of a money-rent, which they see no prospect of being able to pay. The same observations are nearly applicable to exactions of KANE, or a certain number of poultry to be paid by each tenant: for, though every farm can maintain with ease a few poultry, yet, when more must be maintained, the injury they do to the farm is very great; for either the poultry must be left at large, and then they destroy the growing

ing corn, or shut up and maintained with the produce of the former crop. It would be found better œconomy, were the proprietor to buy the precise quantity of poultry his family requires, than be obliged to receive the large quantities of them which are frequently poured in upon him by his tenants before harvest. Were these vexatious conditions now annexed to farms once abolished, the consequence would be, a more sudden change in the situation of our farmers than can be easily believed till the experiment shall once be fairly tried; for industrious day-labourers would soon supply the place of these bondsmen; the little tenants themselves would employ their spare time in working for wages, and most of our country work would be done by the piece.

I do not hesitate therefore to assert, that emigrations might be prevented by means salutary and useful in themselves, even were not the inhabitants threatening to leave the country. To grant long leases, and to commute personal services, would not only prevent emigrations, but conduce greatly to the increase of rents and the cultivation of the Highlands,

It is only by the prevalency of these opinions that emigration can be put a stop to. For, in a free country like this, no law can nor ought to prescribe to a proprietor of land what use he is to make of his property, far less to restrain a poor but free man from transporting himself and wife, and parents and children, with a view to better his and their situation. Personal rights and rights of property ought ever to be held sacred and inviolable; for, were it otherwise, they would not be rights.

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I shall be pardoned for having made these observations in a Paper addressed to the Proprietors of a Society associated for the purposes of improving the Fisheries, for they are not unconnected with the subject of our association. Our object is to excite a spirit of industry among the inhabitants, but at a moment when these inhabitants are preparing to remove themselves and their industry to America, where both will be lost for ever to their country. Besides, how can we expect any number of people will resort from the country to our towns, if a spirit of emigration should prevail, and leave only a few shepherd-boys in the country? It is by the joint co-operation of the Proprietors of the Highlands, the Highland Society at Edinburgh, and this Society, that those beneficent objects can alone be attained, which are so interesting to all three; the cultivation of the land; the improvement of the sea-coasts; and the prosperity of the people. It is our duty therefore, mutually to communicate such reflections and observations as we believe to be useful to each other.

But it is more particularly the duty of this Society to let our Proprietors, and the world at large, know that we have not been deficient in performing our part of this agreeable task.

Since the 25th March 1788, your Court of Directors have executed the necessary deeds for vesting in the Society the perpetual property of Tobermory, in the island of Mull, and Ulapole, in Loch-broom. For a more particular description of those harbours I must refer you to Mr. Beaufoy's excellent speech delivered to the Society at their Annual Meeting last year, and since published at his own expence, and distributed among the Proprietors. The whole indeed of that speech is well worthy of your frequent perusal; because

it contains a full and distinct account of the grounds of your association of the legal powers with which you are vested, the ends you have in view, and the means intended to be used for their attainment.

The extent of the property acquired at Tobermory from his Grace the Duke of Argyle, for the payment of a mere quit-rent, and from Mr. Campbell of Knock, is not less than two thousand English acres. Its situation is adjoining and contiguous to the harbour. A copious stream of water runs through the middle of it; and hard by is a river capable of turning machinery of every kind. The situation of the new town is on a dry and healthy spot, with a southern exposure, overlooking the harbour; and sheltered from the north-wind, by a sloping hill, rising gently behind the town. The Directors have appointed Mr. Maxwell, a gentleman of good character, and regularly bred to business, to be their agent. A plan of the new town has been made; and the following instructions transmitted to our agent for letting it out on building leases.

The tenure of leases renewable for ever has been adopted, as being much easier, and less expensive originally, as well as on all future occasions of sale and transference, than the usual feudal tenures.

London, May 1789.

REGULATIONS *for building and lotting Land at*
TOBERMORY, *in the Island of MULL.*

I. That the plan of the town of Tobermory, as laid out by Mr. Maxwell in his plan marked No. 1, is approved of.

II. That

II. That the street or row which is to front the harbour be called *Argyle Terrace*; and the street immediately behind, and parallel to the said terrace, be called *Breadalbane Street*.

III. That the two streets be immediately laid out; and that nothing be sown or planted on the ground to be occupied by the said streets, nor within twenty-five feet on each side thereof, in order that there may be no impediment to settlers establishing themselves there this season. That if any crops are already laid down in the streets and adjacent ground ordered to be left vacant, the Society will indemnify the owners of the said crops for any loss they may sustain by the Society's agent removing the same, which he is ordered to do, if necessary.

IV. That the land shall be lotted out to all persons willing to build houses thereupon, at the rate of one penny *per* running foot in front of the street, by eighty or ninety feet deep; which, if eighty feet, will be at the rate of fifty-four shillings *per* acre, and if ninety feet, at the rate of forty-eight shillings *per* acre; but that the lots on *Argyle Terrace* shall be let at two-pence *per* running foot in front, as being the most eligible situation, and the most proper for the best houses.

V. That the said lots shall be granted on leases of ninety-nine years, renewable for ever on paying one year's additional rent.

VI. That the low ground near the quay shall be lotted for the same term of years; but at the rate of sixpence *per* running foot from the front of the quay to the top of the brae or bank behind the quay; and that no person shall be allowed to build there, but on condition of his building a house not less than two stories, with a slated roof.

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VII. That

VII. That those who take a lot in the town, shall also be intitled to a part of the arable land lying contiguous thereto, not exceeding the sixth part of an acre, for garden and potatoe ground, on a lease of nineteen years: and also to a quantity of uncultivated land, not exceeding five acres, without a special order by the Directors, upon a lease for the life of the lessee, or for thirty years if he should not live so long; which leases of arable and also of uncultivated land shall be subject to conditions of improvement, to be settled with the Society's Agent at Tobermory.

VIII. That every inhabitant shall have a right to dig peat, for his own use, in any of the Society's mosses; and also to a summer's grazing for a cow, on the muir land of the Society, on paying a sum not exceeding seven shillings and sixpence *per annum* for the above privileges; and may also dig and carry away, for their own use, stone and lime-stone, *gratis*, or for the use of any other inhabitant, from any of the Society's quarries; subject to such restrictions as may prevent injury to the quarries and mosses.

IX. That the rule for lotting shall be to give the preference to the person who first applies for a lot; and if more than one apply at the same time, to decide the preference by lot.

X. That in order to encourage the building of houses, the Society will lend, at the legal interest, on the security of any house that shall be built, the sum of ten pounds sterling, provided the house shall have cost twenty pounds; and so in proportion any lesser sum, to the extent of fifty *per cent.* of the value of the house. This money not to be lent till the house shall be completely built and habitable, and to be repaid either at once, or by instalments, within the space of ten years.

XI. That

XI. That no more than five hundred pounds in all shall be lent out by the Company in this manner, at Tobermory, till the Society shall have an opportunity of knowing the effect of this experiment.

XII. That if no building shall be begun on a lot within eighteen months of the day of its being taken, the lot shall be considered as relinquished by the taker, and may be let to any other person; the original taker being always understood to be liable for the rent to the Society till the lot shall be so let. That each lot shall have a dwelling house or houses, shops, or warehouses, built upon it, along the whole line fronting the street, in which line no stable, byre, out-house, or peat-stack, shall be erected; and that no more than sixty feet in front to the street shall be granted to any one person, without a special order by the Directors of the Society.

Contracts have been entered into with responsible tradesmen for building a common store-house, and a shop and dwelling-house for a blacksmith; a variety of plans, for a quay and breast-work, are under consideration of the Directors; and plans for a custom-house, and houses to accommodate the several officers of the customs, have been prepared by Mr. Mylne architect in London; and other plans of the same buildings, with tenders of contracts for executing them, have been transmitted to us by our agent.

It is obvious that our maritime towns cannot advance a step without the conveniency of a custom-house for clearing vessels that may arrive at or sail from them. The Lords of the Treasury have, very much to their honour, consented, on the first application of your Directors, to erect Tobermory into a port, and have actually ap-
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pointed a collector and comptroller, and other necessary officers of the customs to officiate there; whose salaries and functions are to commence whenever a proper custom-house and dwelling-houses shall be prepared for their reception. These houses, when built, are to be leased by the board of customs, and a yearly rent allowed to the Society, equal to five pounds *per centum*, of their original cost, exclusive of repairs.

I need not observe that there are certain accommodations, and these too of an expensive nature, which must be provided for our inhabitants, such as quays, custom-houses, schoolmasters dwelling-houses and schools. Churches ought to have been first mentioned, did not your Directors think that the school-houses might for some time answer the purpose of churches. Neither can the Society look for adequate rents or immediate pecuniary returns from many of these works. These expences, therefore, are to be considered as an addition to the original price of the land, the returns for which are to be reaped hereafter, when there shall be a town in the centre of each of your possessions, and when, by the industry of the inhabitants, your waste-lands shall be converted into pleasant gardens and fertile fields.

The establishment of Ullapool is in a still more advanced state than Tobermory. The town begun there is situated about sixteen miles up Lochbroom, in Ross-shire, long famous for being the most certain resort of fine herrings. A tract of fifteen hundred English acres of land has been obtained from the late Lord Macleod, on very reasonable terms. The town is to be built on a peninsula of flat and fertile land, of two hundred acres, elevated about thirty or forty feet above the level of the water. It runs directly across the lake, and

forms

forms behind it a safe harbour, vast enough to contain the navy of England. There is an inexhaustible quantity of turf and peat, and limestone, and other materials for building, on the farm itself; and some good quarries of whin-stone in the neighbourhood. A contract was made by the Society with Mr. Morison of Tenera, one of the most substantial and active men in that country, for building a store-house and an inn. This last building will be completed in the course of the present summer; but the store-house has experienced some delay by the contractor having last winter met with a severe accident. The contract is now undertaken by another person, and will soon be fulfilled. The Directors have also contracted with Mr. Melvil, late of Dunbar, a gentleman long conversant in every branch of the Northern Fisheries, for building two houses for reddening herrings, a shed for stowing casks, drying nets, and curing and barrelling herrings and other fish; workshops for different artificers, a magazine for salt, a dwelling-house for himself, and ten or twelve dwelling-houses for artificers. These several buildings are in various states of advancement; but there is no doubt all will be completed by the end of this summer; the time limited for that purpose by the contract. For many of these buildings Mr. Melvil has agreed to pay an adequate rent; and found sufficient surety for fulfilling every part of his agreement. The great surf having destroyed many of the fishing-boats last autumn and winter, the construction of a quay has been found absolutely necessary. A plan has been obtained from Mr. Smeaton; and your Director, Mr. Call, has assisted materially in preparing the conditions on which advertisements have been inserted in the newspapers for its execution. That another season might not be lost for want of this accommodation, a conditional contract has actually been formed with

with Mr. Melvil himself for building a quay and breast-work. Preparations are accordingly making by that gentleman, which will be transferred by him, without loss to the Society, to any person who shall offer to contract with us on lower and better conditions. Information afforded by Mr. Smeaton has enabled the Directors to form the conditional contract on nearly the same terms at which similar works of similar materials have been performed at Jersey and Aberdeen: A contract is also made with the same gentleman for building a school-house, and house for the school-master.

The Society for propagating Christian knowledge have, at the desire of your Directors, appointed a schoolmaster for Ullapool, and provided him in a competent salary, on our agreeing to furnish him with a house, and some land and grass for a cow. This gentleman, whose name is Monro, is in holy orders, and will discharge the various functions of a clergyman at our new settlement. The desire so universally prevalent in Scotland, to give the children, even of the lowest classes, a good education, and the serious and sober sense of religion so conspicuous among the Highlanders, renders Mr. Monro a valuable acquisition, and entitles the Society for Christian Knowledge to our warmest thanks. I doubt not but the liberality of our Sovereign, and his family, when the importance of our new establishments shall be more known, and better understood, will direct proper churches to be built and endowed. The expence of religious institutions far exceeds the narrow limits of our capital, and properly belongs to the executive government of the state.

Your Directors have had their new town planned, and are about to appoint an agent for attending
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ing to its being lotted out to new settlers on the following conditions.

London, May 1789.

REGULATIONS *for building and letting Land at ULLAPOOL, in LOCH BROOM, in the County of Ross.*

I. That the plan of the town, as laid down by Mr. Aitken, is approved of by the Society.

II. That the street, or row, in the front of the harbour, be immediately lotted out for building, at the rate of five pounds *per* acre, to be computed on the running foot in front, having such a depth as is laid down in the plan.

III. That the street called the Mill Road, extending from the chapel to the mill, be also lotted out; and likewise the street, or terrace, near Grass Poll, fronting the south, be also laid out, and let by the running foot in front, at the rate of two pounds two shillings *per* acre; and that the said three streets, and twenty-five feet on each side thereof, shall not be sown or planted; in order that there may be nothing to obstruct settlers from establishing themselves there this season. That if any crops are already laid down in the streets and adjacent ground ordered to be left vacant, the Society will indemnify the owners of the said crops for any loss they may sustain by the Society's agent removing the same, which he is ordered to do, if necessary.

IV. That the said lots shall be granted to those who apply for them, on leases for ninety-nine years, renewable for ever, on paying one year's additional rent.

V. That those who have a lot in the town, shall be entitled to a part of the arable land, not exceeding the sixth part of an acre, lying contiguous

tiguous to the town, on a lease of nineteen years; and also to a quantity of uncultivated land, not exceeding five acres, without a special order by the Directors, upon a lease for the life of the lessee, or for thirty years if he should not live so long; which leases of arable and also of uncultivated land, shall be subject to conditions of improvement, to be settled with the Society's agent at Ullapool.

VI. That every inhabitant shall have a right to dig peat, for his own use, in any of the Society's mosses; and also to pasture a cow in summer on the Society's muir lands; for which there shall be paid a sum not exceeding seven shillings and sixpence *per annum*. That the tenants of the Society shall have a right to dig and carry away stone and limestone, *gratis*, for their own use, or for the use of the inhabitants of the Society's property; subject to restrictions for preventing injury to the quarries and mosses.

VII. That in order to encourage the building of houses, the Society will lend, at the legal interest, on the security of any house that shall be built, the sum of ten pounds sterling, provided the house shall have cost twenty pounds; and so in proportion any lesser sum, to the extent of fifty *per cent.* of the value of the house. This money not to be lent till the house shall be completely built and habitable, and to be repaid either at once, or by instalments, within the space of ten years.

VIII. That no more than five hundred pounds in all shall be lent out by the Company in this manner at Ullapool, till the Society shall have an opportunity of knowing the effect of this experiment.

IX. That the rule for lotting shall be to give the preference to the person who first applies for a lot; and if more than one apply at the same time, to decide the preference by lot.

X. That

X. That if no building shall be begun on a lot within eighteen months of the day of its being taken, the lot shall be considered as relinquished by the taker, and may be let to any other person; the original taker being always understood to be liable for the rent to the Society till the lot shall be so let. That each lot shall have a dwelling house or houses, shops, or warehouses, built upon it, along the whole line fronting the street, in which line no stable, byre, out-house, or peat-stack, shall be erected; and that no more than sixty feet in front to the street shall be granted to any one person, without a special order by the Directors of the Society.

It is in the contemplation of the Directors to build annually a certain number, perhaps half a dozen, of small houses, to be let or sold to the inhabitants; and with the returns for them, to go on building others, and disposing of them in the same manner, and thus yearly encreasing the size of the town, without any great advance of capital.

In obedience to the wish of the Court of Directors, I thought it my duty last autumn, in company with Major Baillie of Rosehall, Captain John Gordon of Polrossie, and Captain Dempster, three Proprietors, to visit this establishment. We had the satisfaction of finding the several works of the Society carrying on with vigour and spirit by the several contractors. Three vessels were riding at anchor in the roadstead, boats were constructing for the approaching season of the fisheries, hemp was spinning for nets and tackle, coopers were busy preparing casks. I learnt likewise from Mr. Melvil, that some flax, which he had imported, and dressed on the spot, by workmen he had brought for the purpose, was bought up by the inhabitants of the country around, and
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spun into yarn; a circumstance which afforded us the most solid satisfaction; for linen yarn is a staple commodity; it will prove a resource for the maintenance of the people in years when the fisheries fail, and an occupation for them between the intervals of their successful fisheries. This manufacture is, besides, connected with net and line making, with the raising of flax and other improvements in agriculture.

Ullapool being one of the first stations in Great Britain for the herring fishery, it is necessary to say something relative to the state of that fishery last season. Unluckily the summer and autumn fishery failed entirely in Loch Broom. Nor did the herrings make their appearance in any great quantity during the winter. But this loss was amply compensated by a great fishery some leagues to the northward, where, in the midst of the severities of December, most of the buffes nearly completed their cargoes; and where the boat fishers were so successful as to enable Mr. Melvil, in spite of the former disappointments, to make a saving year for himself. By Mr. Melvil's account of the quantities of herrings which appeared, and remained for a considerable time at the above-mentioned place, enough might have been taken to supply the markets of all Europe, and the West Indies. We learn also from the same authority, that Captain Macleod, of Herries, fell in with vast shoals of herrings in the open ocean, to the westward of the Long Island. This affords a reasonable hope, that the deep sea fishery may one day be attempted with success in those seas. Along with Ullapool, the Society have also acquired the property of an island called Restol, situated in the mouth of Loch Broom, and very near to some cod banks. There the inhabitants of Ullapool may resort during that fishery; a
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shed for their accommodation in that island having been contracted for by the Directors. Captain Burns, of London, is gone down there with a very fine vessel, to try the success of that fishery on his own account.

There is a custom-house already established in Loch Broom, at Isle Martin, about seven miles from its entrance. The only residence of the collector of the customs is at Ullapool, to which I have no doubt the whole establishment will soon be transferred. A comptroller of customs has been lately added to this establishment, in the most attentive manner, by the commissioners of customs of Scotland, on the suggestion of the Directors of the utility of such an officer. In Loch Broom, therefore, there is now a complete port from whence vessels in the fishing, and other branches of commerce, may clear outwards or inwards.

The Society have lately acquired a very valuable property called Stein in Loch Bay, and Loch Folliart in the Isle of Sky; we have experienced the utmost liberality of treatment from Mr. Banatyne Macleod, Mr. Brodie, and Mr. David Scott, the attornies of General Macleod of Macleod, acting in the true spirit of that gallant officer himself, who is now on service in India, and of whose estate Stein composed one farm. A thousand Scotch acres of land, whereof one hundred and thirty are in actual culture, have been given to the Society at a quit rent of sixteen pounds *per annum*. Its exposure is to the south. There is limestone and free stone quarries near to the spot, and a sufficient supply of peat for fuel for the inhabitants. The Isle of Sky well deserves the name of *Fair* bestowed upon it by the ingenious Dr. Anderson, being, in point of fertility and extent, next to

Great Britain and Ireland, the finest island belonging to his Majesty in Europe. Though full of inhabitants, they are dispersed over the island on which there is not as yet one single village. It has already suffered by emigration; and in order, if possible, to give that unfortunate spirit a better direction, the Society, in concert with Mr. Banatyne Macleod, is taking every measure for expediting the establishment of a town there this summer. I can add with pleasure, that many encouraging proposals have been made to the Society by individuals willing to settle as inhabitants of our new town. The spot for this town was fixed upon by your Committee of Directors, who visited the Hebrides in the summer 1787, after a full consultation with Colonel Macleod of Talisker, and other respectable gentlemen, inhabitants of Sky, by whom your Committee were received with cordiality, and treated with every mark of kindness and welcome. An agent will soon be appointed for superintending its settlement, which probably will be on the same, or nearly the same liberal terms with the two settlements of Ullapool and Tobermory.

Next to Tobermory, as a maritime situation, and inferior to none in the Highlands as a station for the cod fishery, is the Isle of Cannay. Its fine harbour is already resorted to, like that of Tobermory, as the next stage to the northward, by all ships and vessels sailing to the Hebrides, or round the northern end of the island of Great Britain. Clanranald, its proprietor, has, with a generosity suitable to his character, bestowed upon the Society a free gift of the land on the eastern side of this fine harbour, affording a convenient situation for a town. The necessary measures are adopting by your Directors for perfecting this grant, and for forming a settlement there, under
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the immediate inspection of Clanranald himself. This same gentleman has offered the Society a gift of no less than six hundred Scotch acres of land on the island of South Uist, lying round the fine harbour of Loch Skipford.

Mr. Humberstone Mackenzie of Seaforth, one of your most intelligent and assiduous Directors, has made you an offer of land on Loch Roig, in the Lewes; as has Captain Macleod on the Lochs of East and West Tarbet, in the Herries. These being the only situations in the Hebrides which afford access to the exterior fisheries of the Atlantic; it were to be wished, that the capital of the Society afforded us the means of effectuating settlements upon them.

The accomplishment of these desirable objects is not, I trust, very remote. We may reasonably hope, that in time the sum of one hundred and fifty thousand pounds will be the amount of our capital. It cannot, without a new law, exceed that sum. A nation which has already subscribed thirty-three thousand pounds towards a project new in the history of mankind, and which of course must seem strange and visionary to many, however fraught with immediate benefit to the public, and certain future advantage to the Proprietors, will not stop short when experience shall convince them that the money has been usefully employed and chastely administered.

It must afford you no small satisfaction to be informed, that your proceedings have attracted the attention of our more distant foreign settlements, and obtained their approbation. In Bengal, under the patronage of Lord Cornwallis, almost five thousand pounds have been subscribed by individuals to our capital stock. A
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considerable addition to it may likewise be expected from the patronage of Sir Archibald Campbell at Madras.

The Court of Denmark have begun establishments for the improvement of Iceland on a plan similar to our own. As this plan is later in point of time, it is not too much vanity to presume its chief regulations have been copied from ours. The Danish court have already abolished the exclusive company, by which the Icelandic trade was rather stifled than carried on. Indeed, it were much to be wished, that the able men who at present direct the affairs of Denmark would go one step farther, and open the trade of Iceland, like that of Norway and Denmark itself, to all the other maritime states of Europe. By these means the former prosperity of that island might be restored: The literati of Europe would besides be entertained with a vast treasure of ancient northern literature; Iceland having been the place of the birth and residence of many learned historians, and ingenious poets, of the earlier Gothic ages.

Your Court of Directors have exerted themselves most assiduously in framing better regulations for the government of the busses and boat fishers during the season of the herring fishery. They sent an intelligent young gentleman, Mr. Robert Frazer, down to Scotland last summer, to inquire minutely into these disorders, and from him they have received a very full and satisfactory report. His Majesty's Advocate has entered very fully into the wishes of the Directors on this point; and, with the assistance of that learned Lord, I doubt not but some means may be devised for repressing many of the grievances and abuses now so justly complained of.

Your Directors have also been pursuing measures for obtaining permission for importing rock-salt into Scotland for the use of the fisheries; by means thereof it appears to them, that a salt not dearer, nor inferior in quality to the best foreign salt, might be produced in our own country. Dr. Swediaur, an ingenious physician and chemist, has already erected works at Port Seton, in the Firth of Forth, on the plan of the Dutch refineries of salt, at a great expence. He has actually made a great quantity of very fine salt; and has no doubt of reducing the price of this commodity greatly, were he enabled to make the savings in time, labour, and fuel, which the use of rock-salt would infallibly admit of. Difficulties arising from revenue considerations, as well as from a mistaken policy of the actual salt-makers in both parts of the island, form strong obstacles to the completion of a system of salt laws which might give Great Britain, now dependent on other nations for salt, almost the monopoly of this article in Europe. No other nation possesses, in like plenty, the two necessary articles for a trade in salt, *viz.* coal and rock-salt.

An opportunity of a very uncommon kind having occurred for surveying minutely the whole seas on the west coast of Scotland, your Directors have embraced it with avidity. Captain Huddard, one of our first navigators, a man of fortune, and commander of an East Indiaman, has offered to survey, *gratis*, these seas, during the course of the present summer. On the application of the Directors, Government, ever attentive to our reasonable requests, have ordered him the use of a revenue-cutter. Your Directors have undertaken to furnish some contingent expences incident to such an undertaking; and the public may soon expect an accurate submarine survey,
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fraught with valuable information to every person concerned in the fisheries and navigation of these seas.

An account of the receipt and expenditure of your capital, as settled by your auditors, is hereunto annexed.

In the Earl of Abercorn, who has retired on account of health, and Lord Sheffield, you have lost two valuable Directors, whose zeal and assiduity, while their health admitted of their attendance, were very conspicuous. I doubt not but the thanks of the Society will be cheerfully given to those noblemen for their past services. Mr. John Smith of Clapham, and Mr. Robert Smith, both English gentlemen of fortune and independent spirit, have voluntarily offered themselves as candidates for supplying the vacancies in your Direction.

The Society has been singularly indebted likewise to Mr. Macleod of Guines, sheriff-depute of Ross-shire, who has had the goodness to make some journies on purpose to superintend and direct your works at Ullapool. Mr. Mylne, architect in London, has also furnished us with plans and drawings, and estimates of most of the works undertaken at Ullapool and projected at Tobermory. Neither of these gentlemen would accept of any pecuniary recompence from the Society for their own trouble and expence. Your thanks, therefore, with the internal satisfaction arising to generous minds from bestowing their time and attention on a great national object, will constitute their best recompence.

I will not lengthen a narrative, already too tedious, with farther details of the proceedings of
your

your Directors, whose books are open for the inspection of every Proprietor; and since the meeting of Parliament they have generally assembled three times a-week, between the hours of one and four o'clock. They cannot be reproached for want of industry in the management of your concerns, however inferior they may in other respects be to a proper discharge of the duties of that important trust.

Nothing is herein said as to the roads of communication so much wanted between the eastern and western coasts of the Highlands; yet upon these the success of our undertakings in a great measure depends. The efforts of individuals are inadequate to the expence of such a work. Mountainous countries have been made pervious by Government in all mountainous regions. The Alps and Pyrenees owe their roads to the Kings of France, Spain, and Sardinia. It is by the Government of Great Britain that the roads through half the Highlands have already been made. Most people indeed in this country imagine that roads have been made through every part of the Highlands. It is not to be doubted, when once it is known that the western parts of Inverness-shire, Ross-shire, Sutherland, and Caithness, are still utterly inaccessible to carriages, and almost to horsemen, that the Government will adopt some system for the gradual making of roads through those countries. This object would soon be accomplished by the addition of a very small sum to the money yearly expended in maintaining the roads already made.

The nation must never forget, that it is to the writings and journies of Mr. Pennant, Dr. Anderson, and Mr. Knox, it is indebted for much information respecting our northern seas. They also

enlarged upon the bold and original idea of improving our Fisheries and Sea Coasts, by founding new towns near to the seas where fish are most abundant; which idea was first started by Mr. Gray, in *Reflections on the domestic Policy proper to be observed on the Conclusion of a Peace*, published in 1761. I should have thought myself blamable had I left the services and talents of these gentlemen unnoticed in this address.

I have the honour to be, with great respect,
 Your faithful and most obedient
 and obliged humble Servant,

KNIGHTSBRIDGE, }
 June 16, 1789. }

GEORGE DEMPSTER.

24th March 1789.

At a MEETING of the AUDITORS of the
BRITISH SOCIETY for extending the
FISHERIES and improving the SEA COASTS
of this Kingdom, held at Waghorn's Coffee
House, Old Palace-yard, Westminster,

P R E S E N T,

Sir ROBERT HERRIES Knight,
ALEXANDER ANDERSON Esquire,
DUNCAN CAMPBELL Esquire,
WILLIAM GRANT Esquire,
ALEXANDER PRINGLE Esquire ;

The Auditors having examined the fundry
Accounts delivered to them by the Secretary, and
the Plan upon which the Books of the Society
have been opened and kept, they approved of
and signed the same ; and they also signed a
General State thereof, to be presented to the
Annual Court of Proprietors.

GENERAL ACCOUNT of MONIES received at
the FISHERIES, &c. between the 1st Day of January
by the Auditors, in order to be presented to the Annual
Directions of the Act of Parliament incorporating t

Dr.

To paid the Solicitor for the Act for incor- porating the Society	—	200	0	10		
To paid for salaries to secretary, and pay- ments to clerks, &c. &c. from the com- mencement of the Society, in spring 1786, to 25th March 1789, per account, No. 1.	—	619	2	0		
To paid for printing, advertising, &c. account, No. 2.	—	236	15	1½		
To paid for plans, surveys, &c. No. 3.	—	68	16	11		
To paid for incidental charges, viz. for the Society's seals, charts and maps, use of rooms for the Meetings of the Directors and Proprietors, &c. &c. No. 4.	—	87	16	4		
		<hr/>			1,212	10
To sum paid Robert Melvill, on account of his contract at Ullapool	—				720	0
To sum paid Roderick Morrison, on account of his contract at Ullapool	—				300	0
To sum paid Rogers and Richardson, on account of their contract at Tobermory	—				50	0
To paid for exchange on the Governor's draft on the Royal Bank of Scotland, of the 13th September 1788, for 500l.	—				2	10
To ditto, for ditto, on ditto's draft on the Bank of Scotland, of the 28th November 1788, for 600l.	—				6	0
Balance remaining in hand, viz.	—				2,302	19
Due by Royal Bank of Scotland	£	1,304	0	0		
Bank of Scotland	—	368	0	0		
Pybus, Call, and company		155	0	0		
Harley, Cameron, and company		280	0	0		
Sir Robert Herries and company		80	0	0		
Thistle Bank of Glasgow		50	0	0		
In the hands of the secretary	—	65	19	7½		
		<hr/>			£ 2,302	19 7½
		<hr/>			£ 4,594	0

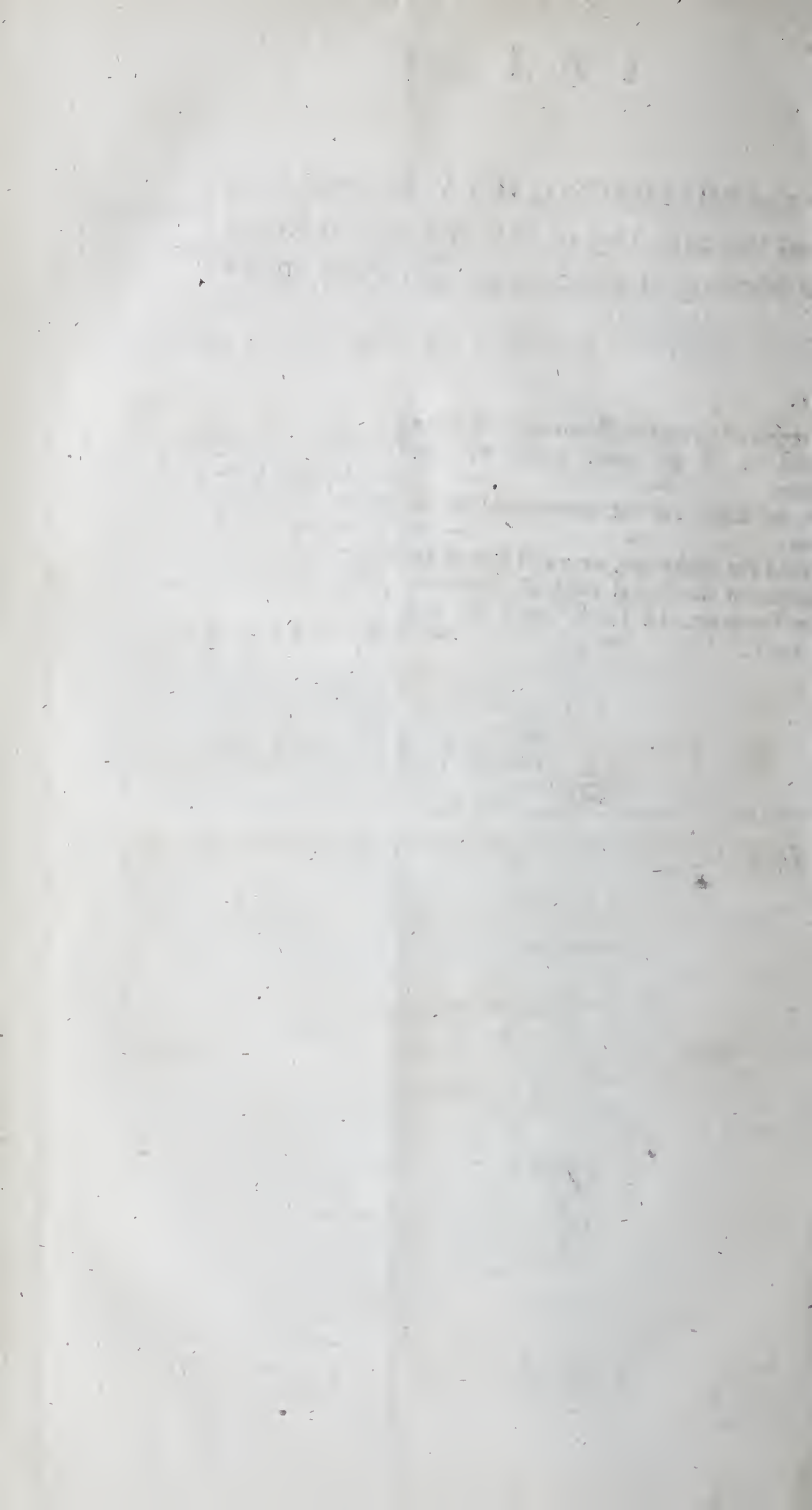
by the BRITISH SOCIETY for extending
 and the 25th Day of March 1789, as settled
 General Meeting of the Society, agreeably to the
 ety.

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Sum received from the Proprietors for the
 1st call of 10 *per cent.* made by the
 Directors
 —
 Ditto, of ditto, for the second call of 20
per cent.
 —
 Received for exchange, on a bill drawn by
 the cashier of the Royal Bank of Scotland,
 on the Secretary, for 100l. dated the 21st
 June 1787,
 —

1,743 15 0
 2,850 0 0
 5 0 0

£ 4,594 0 0



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S O M E

R E F L E C T I O N S

INTENDED

To promote the SUCCESS of the
SCOTCH FISHING COMPANY.

S E N T

By JOHN GRAY Esq. of LONDON,

TO THE

DIRECTORS of the BRITISH SOCIETY, &c. &c.

AND PUBLISHED WITH HIS PERMISSION.

Ubi cunque homo est, ibi beneficio locus.

SENECA.

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S O M E

REFLECTIONS

INTENDED TO PROMOTE

The SUCCESS of the ENTERPRISES of the BRITISH SOCIETY for extending the FISHERIES and improving the SEA COASTS of this Kingdom.

HAVING been favoured by a friend with the list of subscribers for promoting the fishing settlements on the coasts of this kingdom, it is with great concern I observe that the amount of the subscription forms so inconsiderable a capital. This, I am afraid, is owing to a general opinion, that the undertaking will be a losing one, in respect to any advantage to be reaped by the Subscribers. I therefore, from a wish to obviate that objection, and to contribute my small endeavours towards pointing out the means by which the fishing settlements may be made not only nationally profitable, but profitable also to the Subscribers, have thrown together the following reflections, some of which were, in 1770 or 1771, offered to the late Earl of Seaforth, Proprietor of the island of Lewis; and others have since occurred to me.

My former reflections, in two points, coincide entirely with what I am happy to see the Company have established; therefore, they need

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not here be enlarged upon. These two points were, 1st, That the chief Direction should be resident in London; and, 2dly, That the habitations of the miners, and those that immediately co-operate with the miners, should be in the neighbourhood of the gold mine (for so has the Fishery in the British Seas often been termed by the Dutch), upon lands belonging to the Company. This maxim, dictated by common sense, I observed, was so strictly adhered to by some proprietors of coal mines in Scotland, that when the mines were exhausted in one place, and the shafts were sunk in another spot, the village of labourers went after the new mines, and the old village was deserted. In the case of the Fishery, as it is now established, it is but reasonable to conclude that the adoption of this new system of placing the fishers and other artificers in the neighbourhood of the shoals of fish, where labour, provisions, and materials may be found cheap, will alone be productive of such a saving to the Company; that is, such a profit, as will not only secure their capital, but soon yield some dividend upon that capital.

But presuming that the greatest profits and greatest prosperity are the objects of the Company, not only for themselves, but for all those concerned under them, I have occasionally employed my thoughts in enquiring how these greatest profits, and this greatest prosperity, may be drawn from the new system, or connected with it.

My maxims do not require a very methodical arrangement; for, provided they be found, after full consideration, sound and useful, it is not very essential which of them be first in order, or first adopted, making an exception however of those
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that are fundamental, which certainly ought to have the precedence.

Among the most fundamental I should place that of deeming each new fishing settlement a hive of labourers and not a cluster of pensioners. The business will never succeed if the settlers are to be considered, or are to consider themselves, as favourite children, who are to be perpetually fed by a monied capital from London. On the contrary, the Company must say to them, as Lord Anson is reported to have said to a man that applied to him for a protection against being pressed, *Indeed I cannot protect you; you must go and protect me.* So, by the regulations established at each settlement, the Company must in effect say to all their settlers, *Indeed we cannot afford to feed you; you must in some degree feed us:* you must by your industry and a proper employment of your time and hands, not only maintain yourselves but contribute to the payment of taxes to strengthen the state, and must also furnish annually somewhat to complete the reimbursement of the capital of your employers, or as an annual revenue for that capital. The land and the sea, which we open to you, will furnish you an ample fund for all this. We place you as twine-spinners, net-weavers, ship-carpenters, fishermen, farmers, &c. &c. in a situation of earning an ample livelihood for yourselves, with some surplus for us; and we will endeavour to find a market for what you produce above your own maintenance and consumption. But if you will not improve the advantages we throw into your hands, and work with such assiduity as to do more than maintain yourselves, you must return to the old system of starving. This is in fact no more than what every land-proprietor in Great Britain says to his farmers and leaseholders, who, for leave to cultivate ground that is not their own, agree some to pay thirty-three

per cent. of their annual profits to the owner of the ground, and some fifty *per cent.* of those profits *.

The late Deputy Paymaster-general under Mr. Burke, Mr. Champion, in a very superficial but traiterous performance, written during his voyage of emigration to America, with the professed view of seducing others to follow his example, is obliged to confess the following truth, in p. 282. “ That the emigrant, in order to prosper in “ America, must work in some shape or other “ with his head or his hands.” Now this very maxim, if pursued in Scotland, will render emigration from thence unnecessary; for whoever of the labouring class in Scotland *will work in some shape or other*, needs not now emigrate in order to prosper; but may prosper at home.

Three things have long been running to waste in Scotland, the lands, the seas, and the industry of man; which three, when improved and united, will as assuredly produce not only subsistence but opulence, as the union of charcoal, sulphur, and saltpetre, will produce gun-powder. Indeed all the opulence in the world arises from the junction of those three things; and since they have produced opulence in such a spot as Holland, where the two ingredients of land and water are by many degrees worse than in Scotland, it is but reasonable to conclude that their junction in Scotland will have a most enriching effect, under the zealous and well-directed superintendance of the Company. I say the zealous and well-directed superintendance of the Company; for while their settlers continue without experience, the Company must superintend and administrate

* A tenant who is able to earn three rents pays only thirty-three *per cent.* of his profits; but he that earns only two rents pays fifty *per cent.*

the essential parts of the business, not as *amateurs*, but with all those œconomical attentions as if they were to get their bread by it; otherwise their capital will never make proper returns, and their settlements will just acquire such a stunted perfection as is but one degree above beggary; and in that stunted state will remain from one generation to another, like many of the ancient sea-coast towns in Scotland, which have hardly a new house built, or an old house rebuilt, once in twenty years.

The Directors of the Company in London must for many years make a point of holding one end of the rein, otherwise their settlers in Scotland, like horses without a rein, will soon quit their proper course. However necessary money may be to the success of mercantile enterprises, yet there is something else more necessary, and that is intelligence; and the intelligence that is to give the chief animation and the chief spirit of growth and increase to the new fishing settlements in Scotland must proceed from the capital of Great Britain, where superior intelligence is naturally expected to reside. This intelligence, by the convenience of the post, may from London exert a continual watchfulness, control, and direction, not only in all the great essential operations at their settlements but in very many of the inferior details, both of which, if left solely to home direction, will soon languish or run into abuse.

Having described the spirit and disposition that ought to animate the swarms, I shall now give my sentiments in regard to the situation and form of the hives. A new site for each town or settlement I should think preferable to the improvement of an irregular old town, provided that new site has the convenience of a good harbour or bay,

bay, and a rivulet of wholesome water. This last I even deem much more essential than the former; for its loss can hardly be supplied by art, whereas the loss of the former in a good measure may, where nature yields only slight capabilities. The town should be so laid out, that the rivulet should either naturally or by art run through the middle of it, in the form of a canal; and towards the upper part of the town it should be turned into a basin or wet dock by the means of flood-gates and a lock keeping the water up above its natural level six or seven feet. This fall of six or seven feet will give the great advantage of erecting mills at the lock for the purpose of grinding corn, sawing timber, of spinning twine, and for various other purposes, besides the advantage of affording back-water for clearing the harbour at ebb-tides. Above the lock, along each side of the basin or wet-dock, let a quay be laid out, to be lined with dwelling-houses or warehouses, in a straight line, if possible, as regularity is not only more pleasing, but generally less expensive than irregularity. Or let the quays on the two sides of the basin be reserved by the Company for their dock-yard or naval arsenal, to be open for their artificers at working hours, and shut at other times. Examples of what I have proposed in regard to keeping up the rivulet by flood-gates, we have in the port of Dover, of Amsterdam, Rotterdam, Narbonne, and probably at many other sea-ports; but the construction of mills at the fall of the lock would be an additional œconomical improvement, very conducive to the prosperity of the settlement. The town of Air in Scotland has this opportunity, and also the town of Leith, without seeming to have any idea of profiting from it.

The aspect of the situation of the settlement should also be regarded, preferring a southern
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or a western shore to a northern shore; should both be nearly equal in other particulars, such as the quality of the soil, the goodness of the bay or harbour, the rise or fall of the tide, &c. &c. A warm sheltered aspect, besides yielding more enjoyment to the inhabitants, will be an œconomy in point of firing, and even in point of industry; for numbing cold, as well as excessive heat, induces torpor and laziness.

In regard to the town itself, it ought by no means to be built in a straggling form, like Chatham and Rochester, which extend above two miles in length, along the right bank of the Medway, without any depth. On the contrary, the greatest compactness of form should be aimed at consistent with a free circulation of the air. It is one of the happinesses of this island that in the interior parts of it we have no walled cities, but may add street to street, or row to row, in as loose and unconnected a manner as we please. But a straggling form of building I deem extremely improper for sea-ports upon the naked shore, in remote parts of the island not susceptible of an immediate naval protection, and not populous enough to defend themselves against any *coup de main* of an enemy. Settlements of this last kind are only temptations to some future Thurot; and the more prosperous and flourishing they were, the more they would draw the attention of an enemy, who with two or three ships might demolish twenty of them, one after another, without opposition.

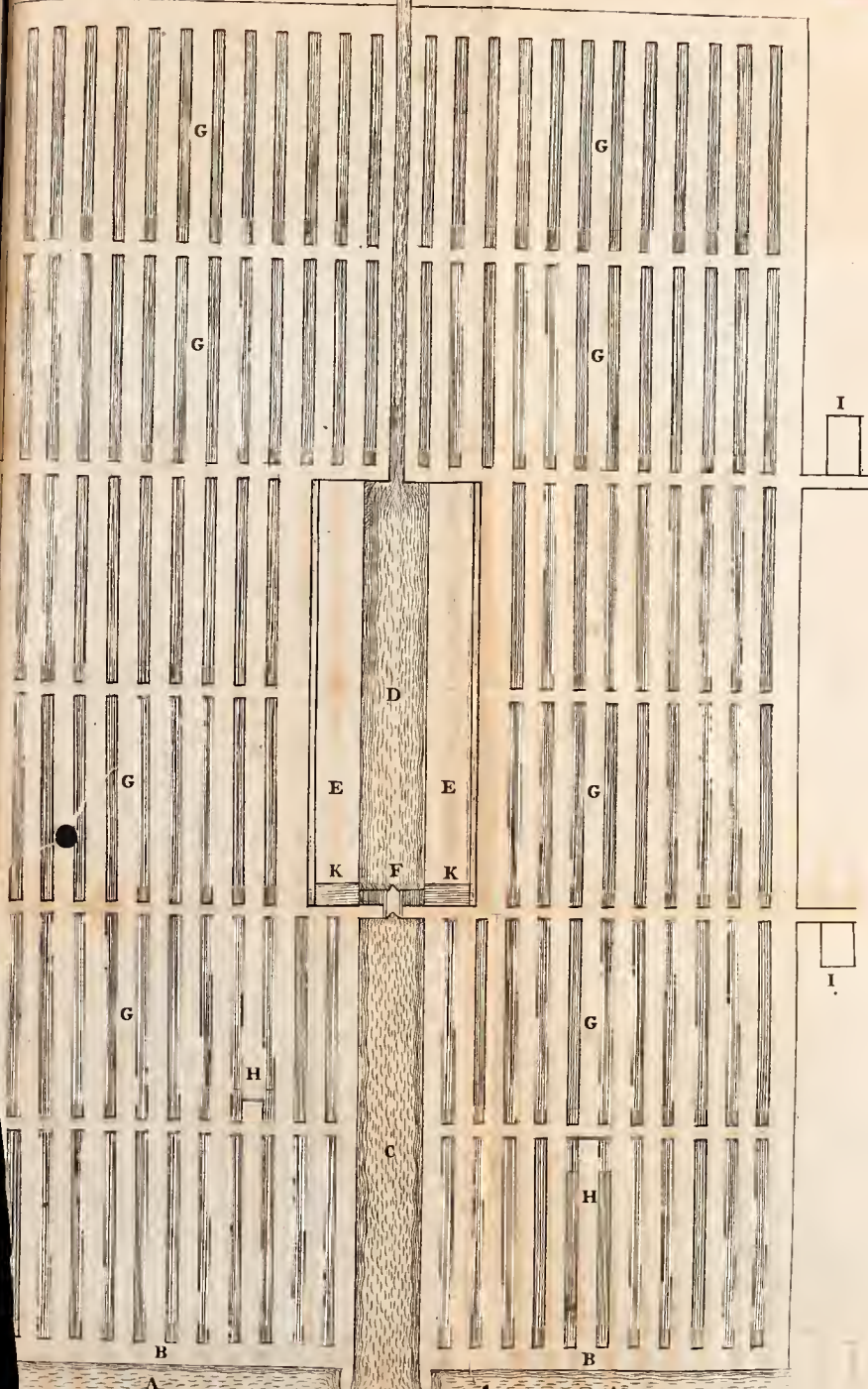
I would therefore propose the following as the plan of a Fishing Settlement, to be established by the Company: On the spot intended for a settlement let an oblong square be marked out a mile long, and half a mile broad, the breadth towards
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the sea, with a rivulet running through the middle of it lengthwise. Within this oblong square, which I would propose to secure by an earthen wall and ditch, let the spaces for streets be marked out in straight lines, parallel to each other, allowing fifty or sixty feet for the breadth of the streets, forty feet for the depth of the houses, likewise a breadth of sixty feet for quays along the sides of the rivulet, and a breadth of one hundred feet for a wharf along the sea-beach. The oblong square, of the size I have mentioned, with the streets and houses disposed as above, would allow airy and healthy habitations for upwards of twenty thousand inhabitants, with the possibility of enlarging it, should the population and other circumstances require it.

EXPLANATION of the PLATE.

A. A. The sea beach. B. B. A quay 100 feet broad upon that beach. C. The outer harbour below the basin, 200 feet wide, and about 1760 feet long. D. The basin within the dock of the same dimensions as the outer harbour, and to serve as a wet dock. E. E. The Company's dock-yard, inclosed by a wall, and occupying a space of 24 acres including the basin, that is, 8 acres on each side of the basin. F. The lock and mills. G. G. The streets, each between the crossing streets, about the length of 46 fronts: These may be shortened one-half by other crossing streets, if judged necessary. H. H. A church and school, with the houses of the minister and schoolmaster. I. I. The burial-grounds, without the town. K. K. Warehouses within the dock-yard. The ground-plots of the houses are marked with a deep shade; and the blank spaces represent the streets and quays.

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I wish the Company not to have for an object the establishment of fishing villages, but at every projected settlement to lay out from the beginning the skeleton of a future large city. The subsistence which the lands and seas on the west of Scotland are capable of affording would be sufficient to maintain twenty Liverpools. Why not then have in contemplation such a future population? The mere skeleton of a regular great city such as I propose will not cost above thirty or forty wooden stakes; and when plans after mature consideration are rightly laid at first, amendments and alterations, which are a great expence, and a waste of industry, will not be necessary. Besides, by a right preconcerted plan, the ornamental and œconomical improvements may be the same. From the neglect of having such a plan, how many new nuisances are daily arising not only in London, but in some other very considerable cities in this island?

To be a little more particular in regard to the interior of the town; the houses I would propose to have eighteen feet in front, one with another, and all an equal depth of forty feet, with a fore-door into one street, and a fore-door (not a back-door) into another street; and without any yards or gardens behind, like the tents ranged in a camp, only that they should be contiguous to each other by the gabel ends. The circuit of the town would by this means contain more people; and at the same time the circulation of air in the streets would be more free and unobstructed than where the houses are placed back to back with small confined yards behind them. The garden-grounds I would have altogether without the circuit of the town, as these with the country improvements might be exposed to temporary risks from an invading enemy without much loss.

The gardens would thus afford a pleasant prospect from the rampart or surrounding wall; they would from the access of free air become really fertile, which back-yards surrounded with houses are not; and in holiday time they would tempt the inhabitants to the healthful exercise of a country walk. Two thirds of the inhabitants of any town have no occasion for any garden at all; and where small gardens are left they are only receptacles of foul unwholesome air, which is evident from the bad vegetation, or absolutely no vegetation, of the things planted in them. Now where plants that ought to thrive languish, men will also not enjoy such health as a free circulation of air would give; and by laying out the streets and houses in the manner proposed, this free circulation is obtained, even should the houses at first not occupy all the space that I have allotted for them. By this method the other extreme is also avoided, of allowing too large spaces for gardens behind houses intended for common artificers, whose minds are in general more directed to their work, and more uninterruptedly bent upon it, when they are furnished only with *eating places* and *sleeping places*. The settlements will be more cheaply supplied with vegetables by professed gardeners (tenants of the Company) than if every artificer were to be his own gardener. More spacious plots of ground, that is, more fronts thrown into one, may be allowed to the clergyman and schoolmaster, and to other persons superior to the working class; the number of which last ought to be as small as possible, till by their own industry and frugality they raise themselves above that class. But the more the working class are brought by close neighbourhood to be witnesses of each other's conduct, to be examples or reproofs to each other, the more they will be excited not to consume their hours in lazy basking, or vain tattle, which is

too much the practice of the low people in Scotch towns, to the very great impoverishment of the country*.

In regard to the houses themselves, all expence and idle ornament ought in the beginning as much as possible to be avoided. Supposing each house to consist of four stone or brick walls, seven feet high, with an earthen floor, and four windows, the length of the front would allow them a *but* and a *ben*, or an outer and inner apartment, though the depth of the house at first should be only twenty feet, or half of the whole depth. Such cabins neatly built would be luxuries to those accustomed to live in worse; and without moving the distance of a gun-shot from London we have models, nay actual examples of such cabins, seemingly the seats of industry and content, by the side of the new road crossing from the Foundling Hospital. The expence of one of these cabins cannot, I think, even at London, exceed ten pounds; consequently similar cabins might be expected to cost less in the remote parts of Scotland; but stating them at ten pounds each, the Company could afford to let each at the yearly rent of ten shillings, which rent would be far from being exorbitant for a family that could earn about twenty pounds a-year.

* The spendthrift or squanderer of money is a very innocent person when compared to the *time-spender*; for the *money-spender*, if he foolishly empties his own pockets, contributes to fill the pockets of other people, who may turn their new gains to some national improvement; but the *time-spender* is sure to make himself poor, and at the same time enriches nobody. A country may be exceedingly opulent with many *money-spenders* in it; but a country with many *time-spenders* in it must always remain poor. The Scotch in this view are much greater spendthrifts than the English.

Or, should the Company chuse to be ground-landlord, and to feu or lease out perpetually the plot of each house, they might advertise it in the following terms : *This ground to be feued for building upon, at the annual quit-rent or feu-duty of only one penny per foot of the front line, with a depth of forty feet.* Could the Company at this most easy rent cover the oblong square with habitations in the manner and form above mentioned, they would as ground-landlord have an annual income of three hundred and seventy-five pounds, for what would not probably cost them two thousand pounds. Several boards with such inscriptions, in large letters, fixed up in different places of the settlement (as we see done in the outskirts of London) would most likely be an inducement to new tenants, especially as the rent demanded by the Company is not the twentieth part of what is often paid in places of no great opulence. How many new houses about London have owed their origin to such boards, which would otherwise in all probability never have been built at all? It would perhaps likewise be proper to have the same *building proposal*, printed on a large sheet in large characters, and pasted up like a play-bill in several hundred different towns and parishes of Scotland, mentioning to whom the intended purchaser should apply for further information, and adding that the settler should be served by the Company with oat-meal at one fixed price during the whole year. The chief precaution to be observed in feuing the ground-plots is, that no monopolist should engross too many, in order to let them afterwards at double profit. It is extremely to be attended to, that there should be no other ground or house-renter in each settlement but the Company; but let there be as many feuers, or, if they afterwards purchased their quit-rents,

as many freeholders as possible. In progress of time land or house-property will no doubt be monopolized by the saving and industrious; but in order to check that, let it be an article in the agreements, *That in all sale of property one fourth of the purchase-money should belong to the Company.* Such a law in Denmark of appropriating one-fourth to the King has had the effect of checking the monopolizing of property in that kingdom, and inducing monied men to put their spare cash into the bank of Hamburgh, from whence as absentees they draw a revenue that contributes to enrich Denmark.

Besides feuing out the ground-plots, the Company might likewise adventure in a small degree as a builder, and also as a brick-maker, if bricks be much wanted. It would not be a great advance of the Company's stock for them to have always five new houses, such as those above described, ready to be let; and as those find tenants, to build other five. We may observe about London, that a new finished house, built even upon speculation, quickly attracts a tenant, and that tenant often attracts a neighbour, and that neighbour another. The same at present may be observed at Edinburgh, at Bath, at Perth, Dundee, and probably at many other places. That indolence, which would not have the spirit or the intelligence to prepare a nest for itself, will often be spurred to a little exertion in order to pay for a nest provided for it by another; and that exertion becomes its revenue. As a builder to the extent proposed, the Company would not put much of its capital to a risk, and might on the other hand very probably place it to a good advantage, either in letting the houses, or in selling them, which last ought to be preferred, as a freehold property is a great temptation to residence,

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to industry, and to breeding up a family, upon all which the prosperity of each settlement will depend. A proprietor of a mean cabin, purchased for ten or twelve pounds, might afterwards, as his wealth increased, give it its full depth of forty feet, and raise it to two or three stories; but in the beginning all magnificence ought to be carefully avoided, both by the Company and by individuals. Absolute utility must take place of sumptuousness till a future capital be created; and no city or town in Great Britain will have acquired such a capital so speedily as the Company's settlement may acquire it, if the economical principles and maxims to be subsequently explained become the principles and maxims by which the settlement is conducted. When the Company's settlers have amassed as many crowns from herrings as Birmingham has from hardware, the buds of luxury may then shew themselves among them; but the fine arts ought not to be thought of till the useful arts have taken strong and permanent roots. The improvement of the fishery, and the culture of corn and potatoes, ought to precede that of roses and tulips.

Having given a verbal description of the form of the settlement, and the form of the houses, which the annexed sketch of a drawing, with its explanation, will more fully illustrate, I shall proceed to give some reasons why the system of establishing a large township should be preferred to that of establishing fishing villages. I do not mean by this that the Company should set out with making efforts beyond its strength; but that it should prepare in theory the plan and outline of a settlement capable of becoming large; which outline, though it should never afterwards be completely filled up, yet would give the desirable advantage of having whatever part of it might be

occupied with houses, built with uniformity and regularity. Nay the regularity of the settlement may even contribute to its population; for the laying out something that is handsome, and that catches the eye, has no small effect in drawing settlers.

What is chiefly wanted on the north-west coast of Scotland is to collect the weak and scattered rays of industry, and to bring them, for the greater public utility, into one focus. When we wish to revive a fire nearly extinguished, we carefully select the live embers, and place them close to each other as the most natural expedient for kindling a new flame, which may afterwards spread widely of itself, if the materials be abundant. Where are the materials for industry so abundant as on the north-west coast of Scotland? therefore feeble industry ought there to be brought close to feeble industry, by which means, like the heat arising from live embers in contact, industry would be reciprocally communicated and augmented. Contiguity among workmen not only promotes industry but rivalry, and industry and rivalry produce expertness; therefore it may I think be justly presumed, that if all the fishermen at present scattered along the western coast of Scotland were collected into one fishing town; they would thereby so greatly improve in industry and expertness, that at the end of the year their gains would be much greater than now they are, though their labour were to be less. I say their gains would be greater, though their labour were less; for a man will cut more wood with an ax in half an hour, than twenty men with a knife in a whole day; and solitary industry often wastes much time in inefficient labour. Is there half so much labour employed in mercantile enterprises and naval exertions in the twenty small fishing towns on the
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South coast of Fife put together as in the single town of Dundee? Were the inhabitants of Glasgow to be separated into forty small maritime villages, the amount of the industry carried on by them in those villages would probably not be so considerable as it is at present, where the conversation and example of one neighbour not only animates another, but tends to make him more expert; and inexpertness rendered expert is the same thing in manual labour as barren ground rendered fertile is in agriculture. The French possess on the Mediterranean a coast upwards of three hundred miles in extent, with several harbours; yet they deem it good policy to confine the whole of their Levant trade to the port of Marseilles; and it can hardly be questioned but that such a limitation has contributed greatly to extend that trade, both in respect to the shipping, and in respect to the manufactures of cloth in the provinces of Languedoc and Provence. Were the Company in like manner to limit their first enterprizes and armaments to one port only, upon the system above mentioned, fish would soon become as much the staple commodity of that port as coals are the staple commodity of Newcastle, and ship-carpenters and sailors would as much abound there as at Plymouth or Portsmouth. That port would become a little capital to all the western islands, many of whose inhabitants, drawn thither by curiosity, would see examples of industry and opulence of which they could not at their own homes have formed any conception; and by this means an active spirit of maritime industry might gradually be diffused over a wide extent of coast, where now reigns a spirit of dejection and slothfulness. One Liverpool, in the late war, fitted out no less than eighty armed vessels, a most surprising military exertion, which probably would never have existed, if the inhabitants of Liverpool, instead of

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being collected into one town, had been scattered along the shores of Lancashire in fishing villages.

From these examples I wish to see the idea adopted of forming the fishing settlements upon such principles as to promote their growing afterwards into large and important towns. Could the whole north-western coast of Scotland shew at the distance of every fifty miles a city equal to Liverpool, the intermediate spaces along the shore might, without much public loss, be void of other habitations than single farm-houses; and what a strength would it not add to Great Britain to have such a population on those shores, and as much more on the adjoining islands, both of which have natural capabilities for such a population? The superabundant riches of the seas are confessed by every one; the climate is far from being so rigorous as to discourage settlers, were a fostering protection offered to them; and were a conjecture of the soil reproached with barrenness, to be formed from the small part of it I have seen, I venture to affirm that it is capable of being made ten times more productive. Very often under three or four inches of brown turfy or heathy soil lies a rich vegetable clay, which might easily be made the upper surface, by paring and burning the present black covering. Within these forty years the town moor of Aberdeen, which came within a quarter of a mile of the houses, has been pushed back near two miles; and now verdant meadows and arable fields occupy the place of the cheerless heath, which the superficial traveller would have condemned under a sentence of perpetual barrenness. Now whatever improvements the city of Aberdeen and the grounds about it have been susceptible of from modern attentions, equal improvements may justly be expected on the western coasts of Scotland from the same attentions;

tions; for certainly neither the climate nor the soil of Aberdeen can boast any pre-eminence over the western shores. How many other town moors in Scotland, beside that of Aberdeen, have within these forty years changed their black hue for vegetative verdure, which they might have done five hundred years ago, had the inhabitants conceived the possibility of that improvement. The present barren aspect of millions of acres in Scotland is more owing to the want of attentions on the part of man than to any inherent barrenness. But even allowing, what I think ought not to be allowed, a very great degree of barrenness to the western coasts of Scotland, we have many examples where the industry of man has converted equally barren soils into productive fields, which proves the possibility of success to improvers in Scotland, were those improvers to be assembled there, and well directed and encouraged. Where shall we meet with a more barren tract than Bagshot-heath; yet as a proof of what industry can do upon barrenness, we have only to view the verdant meadows and well-grown trees of the late Lord Keppel's feat at Bagshot, formerly a piece of the barren waste. Other late improvements on that waste (exclusive of the fir plantations of the late Duke of Cumberland) may also be appealed to, where even poverty has produced improvement and embellishment. Is there any spot in the Highlands of Scotland worse than the snowy top of mount Cenis, in the middle of the Alps? yet even there hereditary property tempts to habitation, though the surface of the earth is hardly visible three months out of twelve. The time has been when one-half of the soil of Holland promised no better than the Highland wastes; yet population, assisted by the wealth of the seas, has not only made that soil productive, but given it a high marketable value. Why then should not
population

population in Scotland, with the same sea assistance, produce the same effect upon a barren soil there as on a barren soil in Holland * ?

But even on the supposition that the lands on the west of Scotland are irreclaimably barren, the inexhaustible wealth of the seas is nevertheless of itself sufficient to maintain not only a great population, but great opulence in those parts. The large and populous city of Marseilles receives but little of its support from the country immediately behind it; and the elegant Folietta, in the history of his own republic, tells us, that Genoa, so far from being supported by the country behind it, feeds that country. *Non Genoa, he says, a sterili Liguria, sed sterilis Liguria à Genoa alitur.* It is well known that the populous towns in Holland are not nourished by the lands in the midst of which they are situated. The very fish that ought to have been caught by Scotch fishermen, had true policy subsisted in Scotland, have been one of the chief sources, not only of subsistence to the

* Could the lands on the western shores of Scotland by an augmented population be made ten times more fertile, it ought to be observed that their marketable value in consequence of that population would rise perhaps twenty fold. For example, suppose the sixty thousand acres which Dr. Johnson mentions the landlord wished to have let for two pence *per acre*, really so let, and to produce three rents, or what would sell on the spot for sixpence *per acre*; could an augmented population make them yield ten times as much as they now yield, that augmented produce would not sell for ten sixpences, but, in consequence of the greater demand, for ten shillings. The physical increase, and the marketable value of that increase, ought to be distinctly considered. The latter is often in a duplicate nay a triplicate ratio to the former, that is, when one advances from one to two, the other advances from one to four, &c. The same bundle of hay or grass that in one place would sell for two pence, would in a more populous place sell for two shillings. The enterprises of the Company will, I hope, augment both the physical and marketable value of the lands round their settlements.

Dutch, but of great opulence; which last has so overflowed with them that they have sent forty millions sterling of it out of their country, and buried it in the funds of Great Britain, which intitles them to one-half of the land-tax of Great Britain annually.

We may therefore very justly conclude, that notwithstanding the pretended or real barrenness of the western isles and western shores of Scotland, had their inhabitants governed themselves by Dutch maxims for three or four hundred years past, they might at this time not only have accumulated their millions, but seen their country crowded with well-built populous cities; for upon a fair comparison of the prerogatives of Holland with those of the Western Isles, the latter will be judged little, if at all, inferior to the former. One circumstance in two or three generations must give the superiority I think to the latter. Before the discovery of America the western parts of Britain were in a manner at the back of the world; and the millions of inhabitants in Denmark, Germany, France, &c. drew the chief commercial intercourse to the eastern side of our island. But in two or three generations more America will contain many millions of inhabitants; and no parts of Europe will lie more convenient for trafficking with them than the western shores of Britain and Ireland.

Having in view these distant prospects of improvement of the north-west shores of Britain, the chief object of the Company at present ought to be to pursue the best means for establishing there that species of industry that is fed and supported by natural causes, as the stem that is easiest reared, and is afterwards to sustain other branches of industry; and from the preceding observations,

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it may I think be presumed that among the most effectual means for such establishment may be ranked the founding large towns capable of defending themselves, rather than straggling villages.

To forward the wished-for population, the Company ought to apply to Parliament to obtain an act for the full naturalization of all foreign Protestants who should settle either alone or with their families at their settlements in Scotland. By thus locally confining the benefit of naturalization, all occasion of alarming the minds of the bigotted in the south part of the island would be removed. Mechanic tradesmen, from selfish views, call out that they have more hands than work, and on that account object to the naturalization of foreigners; but it is not so with fishermen. In the branch of the fishery, on the contrary, it is acknowledged that we have more fish on our coasts than we can catch; and that hitherto we have been unable to carry on the fishery to that extent it is capable of, partly from our ignorance of the thrifty methods practised by our foreign rivals. In Denmark, Sweden, Germany, and Holland, are many expert fishermen and manufacturers who in all probability would be glad to become British subjects. The offer of naturalization and a settlement then in the very heart of the fishery to such foreigners, might be expected to draw many of them to that spot, where their skill and frugality would serve as examples to others; consequently the state would thereby become a double gainer. About the middle of the last century no less than sixty Dutch families settled in the isle of Lewis; but the English, jealous then of Scotland's prosperity, influenced the administration of Charles II. on the breaking out of the impolitic war with Holland, to compel those families to remove, though

though the Dutch colony at Colchester remained unmolested. The good lessons left behind at Lewis by those Dutch families are said greatly to have benefited the inhabitants of that island; and serve as an example of the good effects that might be expected from the naturalization of foreigners.

As a further encouragement to population, let the Directors apply to his Majesty that the annual bounty of one thousand pounds given by him to the church of Scotland for the support of itinerant preachers, &c. be for four years consecutively appropriated to the building of a church, manse, and school-house at the Company's settlement, and for the endowment of a minister and schoolmaster. Independent of promoting the Fishery, such a quadriennial appropriation of the royal bounty to one spot would I think prove much more effectual in christianizing and populating the Highlands than the expending it upon missionary preachers; for when we reflect on the manner of establishing Christianity in Europe in the early ages of the church, as well as in Canada in modern times, we may lay it down as a maxim, that the building of a kirk soon produces a kirk-town. By what I have said I would not be understood to insinuate that the bounty has been misapplied; but what has never been misapplied, may be better applied; and this quadriennial appropriation would in the course of a century give twenty-five new parishes to the Highlands, which is a greater augmentation than they have received for a century past.

Might not his Majesty likewise be humbly solicited to become perpetual Governor to the Company, which would give it a respectability in the eyes of the nation, and prove an additional source of its prosperity. When the South Sea Company was expected to become such a mercantile association as was to bring great part of the gold

of South America into Britain, they obtained the honour of having the Sovereign for their Governor; but now that they are degenerated into a mere knot of public creditors, it appears a kind of political solecism that the sovereign should be at the head of state creditors, who do not benefit the nation two farthings by being associated on their present footing, but would really benefit the nation were they to be disfranchised as a mercantile company, which they are not, and were, as public creditors, to have their dividends paid at the Bank. The chief object of the Fishing Company is to benefit the nation much more than by bringing gold into it, for it is by far more essential to a state to augment its physical wealth than its pecuniary wealth; consequently, as the Fishing Company would augment both in the kingdom, no mercantile association has such a claim to royal patronage and parliamentary support as this Company has.

Supposing the Company successful in drawing a population to their settlement, the next thing to be considered is, how this population is to be employed to their own best advantage, and that of the Company. These ends I think would be best accomplished by the Company directing that all the labour (or almost all the labour) performed at their settlement should be on their account, the Company paying for that labour, and standing to the profit or loss. Unless the animating spirit of an associated Company under the guidance of wise Directors conduct and invigorate the hands they may have collected together, those hands will never labour to profit. The new settlement without direction will remain a body without a soul; and one may as justly expect that a plantation of dry sticks will grow to be a forest, as that a plantation of poor helpless individuals, individuals without skill and without stock, should prosecute industry of themselves

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in such a manner as to procure them wealth. Give a directing soul to those individuals, and their labour will more than doubly maintain themselves: and it is out of this more that the Company is to expect not only their future dividends, but the future augmentation of their capital, in a degree somewhat more rapid than if that capital were to be put out at five per cent. at compound interest.

I shall particularise some of the details and some of the maxims that I think may lead to such prosperity, premising first, that within the association of the Company I would include every person having any employment under the Directors, excepting only some of the meanest day-labourers; so that by far the greatest number in labouring for the Company would be labouring for themselves.

My first maxim is, that the Company should not attempt too much at once, which leads to have one settlement in great forwardness before a second should have much attention bestowed upon it. As the capital increases, so the field of action may be widened.

In their first settlement the Company should immediately begin the ship-building business, with all the trades connected with that business. Let the first two vessels be named the Argyle and the Bredalbane; and the next two the Knox and the Anderson, with a standing order of the Company to have always four vessels so named. The tonnage of those vessels may be such that they might serve either as busses or as carrying vessels.

I am sensible that in proposing to the Company to engage in ship-building I propose what gives the idea of great expence; but if it can be made out to be a profitable expence, the greater the expence the greater
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the profit. If ship-building be a very lucrative business in the river Thames, where the price of materials, the price of labour, and the rent of ground, are very high, it ought to be much more lucrative at the Company's settlement, where the materials may be afforded for less, and where the price of labour and the rent of ground are very low. Exclusive of sea vessels being as necessary for those who carry on a fishery as ploughs are for farmers, a ship is a piece of goods that, however cheaply fabricated, can carry itself to a market where the highest price is given; therefore I am persuaded that the Company, besides building for themselves to advantage, might gain considerably in building for others, provided the maxims to be afterwards explained in this Essay are adhered to.

Convinced that ship-building, together with other branches of industry, prosecuted on these maxims, would be profitable to the Company, I have proposed that in the heart of each settlement there should be a dock-yard walled in, with the bason or canal running through the middle of it.

Let the Company assemble as many boat-builders, ship-carpenters, and common carpenters as they can, at the rate of wages given in those parts, which I suppose does not amount to a shilling per day, whilst on the river Thames it is three shillings and sixpence.

Let the materials for ship-building, such as timber, iron, hemp, flax, &c. be brought in the Company's vessels from the Baltic directly to their settlement, which might soon in great part be purchased in exchange for their fish, and would come cheap on account of the shortness of the navigation out and home.

The ship-builders on the Thames have not the economy of a saw-mill; and while selfish prejudices continue,

tinue, are not likely soon to have it. Such a mill would at least save the expence of two pair of sawyers, equal on the Thames to ten shillings per day; and at the Company's settlement we shall suppose to four shillings per day, or sixty pounds a-year; consequently the Company would be gainers were the erection of such a mill to cost one thousand pounds. But in France and in Swisserland I have seen some saw-mills, the erection of which could not have cost forty pounds; and one in Holland I have remarked, did the business of twenty pair of sawyers, and had proved the source of an immense fortune to the hereditary proprietors.

But besides the æconomy of a saw-mill, the Company might have a corn-mill and a spinning-mill all erected in the same house or in separate houses, and driven by the same fall. The spinning machine the Company might continually employ in spinning twine not only for their own nets but for the market of London, as packthread for the London shopkeepers, now often (to our disgrace) supplied with Dutch packthread and Dutch twine. The Company ought to embrace every branch of commerce connected with the Fishery, and to observe Cato's rule in respect to farming, vendacem esse non emacem, to be more a Seller than a Buyer. By these two articles, ship-building at low wages, and twine-spinning by an engine, the Company might improve their stock, and add to the population of their settlement, though they should not sell a single herring in the public market for three or four years.

The increase of population arising from the different trades drawn to the settlement would give constant employment to a corn-mill, which would be an additional source of profit to the Company, who ought to be the only meal merchant within the settlement; and as an encouragement to settlers, the Company might furnish this meal, and could afford to furnish it, at

one halfpenny the peck under the market price, or at one fixed price during the whole year from one year's to another. On account of the profit arising from this branch, particular attention I think ought to be given to the convenience of a good mill stream capable of working many pairs of stones. The Albion-mills at Blackfriars bridge grind for as numerous a set of customers as will probably assemble at any of the Company's settlements; and if these mills work for the direct profit of the proprietors, why may not the Company's mills grind for their immediate profit, by which they would produce to the Company a greater revenue than if they were leased out to millers?

The Company also ought to be the only fish seller within their settlement; and let all those engaged in the Company's service be engaged to live three days in the week on fish sold to them at as cheap a rate as possible out of the Company's storehouses, fresh fish when they are to be had; but in want of them (which stormy weather may now and then occasion) with salted fish.

A constant supply of food at a moderate and invariable price, with the assurance of constant work, would operate as most powerful attractives to new settlers; and as a further encouragement, let all those who shall behave themselves well in the Company's service for ten years as masters, have after that time two pence per day more wages during the rest of the time of their service, and be those only who shall be entitled to take apprentices, which apprentices (if the laws of England permit it) should be those bound out by the parishes of London and its neighbourhood, who might be embarked on board the Company's vessels that visit the port of London. Should there be some legal objection to this; yet I presume the Company might pick up a great many volunteers about the capital, children of poor parents, or

from the nurseries of the Marine Society. The advance upon the wages at a future period may be regarded as a great excitement to persevering industry and orderly behaviour, and may be compensated to the Company by keeping the ordinary wages so much lower. As in other reversionary payments, the calculation may be so made as to give the turn of the balance in favour of the payer.

The sooner the Company can augment the population of their settlement, the sooner upon my system will their gains be considerable; and why should the Directors of the Fishing Company think themselves less capable to have a million of people under their conduct, than the Directors of the East India Company to have ten millions under theirs? But in encouraging population I would advise to make a selection of new settlers, and not to give much invitation to any trades not concerned with the Fishery, which of themselves are said to extend to thirty-two. I mean that the manufactures of linen, woollen, and cotton should not be prosecuted, at least in the beginning, beyond what the family wants of the inhabitants may require, if even so far; but that workmen in each of the trades that have a reference to the Fishery should be received with open arms; only I would wish as an essential improvement to see potters superseding coopers.

Many advantages I think would accompany the packing the herrings in earthen jars instead of barrels. The expence of staves and hoops would be saved, not for one package only, but for a number of packages, as the same jars might serve for twenty successive packages, which barrels do not. Instead of purchasing a foreign material for making the barrels, the Company might have the material of the jars for almost nothing, as proper clay might probably be found within their own precincts, and might perhaps be dug out of the
ditch

ditch of the town. The herrings it may be presumed would be better preserved in jars than in barrels, as the former would prevent all leakage of brine, so prejudicial to the commodity, and but too common in barrels. Models, or rather examples of the jars I propose, we have standing at the doors of many oil-shops in London, which for size are not much inferior to herring barrels; and if such bear sea voyages with oil in them, why should not similar jars filled with fish bear sea voyages? For the sake of sea stowage and compactness of packing, it would perhaps be an improvement to make the jars of a cubical form instead of a globular form; and I think I can point out a method by which they might be made square, nearly in as short a time as the potters wheel now makes them of a round form. Their size might be such that every two of them might contain thirty-two gallons, the statute measure of a herring barrel. And perhaps it would be found an œconomy to use them in the transport of sugars from the West Indies, as well as in exporting some kinds of British commodities, besides herrings, to the West Indies. The manufacture of those jars at the Company's settlements would be a new and profitable branch of industry that would employ a good many hands, and might in time produce very skilful potters.

Another novelty I would propose is, that previous to the packing, the heads and tails of the herrings should be cut off, and thrown away, which now occupy space in the barrels, to no good purpose, or rather to a bad purpose; for perhaps the rancidness of salted herrings begins in the heads, consequently in throwing away the heads we have an additional security for the soundness of the commodity. The heads and tails are not of the smallest marketable value; therefore it

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is as absurd to send them to market as it would be absurd to send wheat to market with the chaff in it. Should the heads and tails make one tenth of the whole mass, nine barrels of herrings packed in my manner would be worth ten barrels packed in the usual manner.

Let the proprietors of West India estates be invited to become members of the Fishing Company, or be solicited to take from the Company annually a quantity of fish in proportion to the number of their negroes, provided the Company's fish be as good and cheap as what can be purchased elsewhere.

Let the fish taken by the Company's vessels, when cured and fitted for the market, remain in the Company's storehouses at the Company's settlement till they be ordered from thence by the Directors in London, who shall have the charge of all foreign correspondence, the managers at the settlement superintending the different branches of the armaments, and keeping a constant correspondence with the Directors.

Let the Company purchase some wharf and storehouse upon the Thames for the convenience of their shipping that come to the port of London, and as a general magazine for what they may have occasion either to buy or sell in this port. The Company by having a wharf and magazine of their own would soon save in wharf dues and other expences much more than the interest of the money required for those purposes, and would possess a stock at any time marketable. The most convenient spot for such a wharf seems at the back of Upper Thames-street, a little lower down than St. Paul's church. Till the Company have vessels that frequent the port of London such wharf needs not be purchased. In the mean time let some wholesale fishmonger in London be applied to, who perhaps

perhaps may engage to be factor at so much per cent. on what he sells, till the Company should have a warehouse of their own.

Let every London subscriber, who is a housekeeper, have always some of the Company's fish for the consumption of his family.

Let all those in London who now sell Dutch herrings be applied to and requested to give the preference to the Company's herrings, should they prove as good and cheap as those of the Dutch.

On a certain day of the year let an anniversary *fête* or holiday be celebrated at the settlement, with a formal procession; after which let there be a distribution of prizes to the most successful bus and boat, and to the most successful net-weaver, spinner, sail-cloth weaver, &c. &c. with ribbons for the young females, according to their merit. Let notice of this great holiday be given for thirty miles round, a month or six weeks previous to the celebration of it; and let the inhabitants be exhorted to exercise hospitality on the day of the *fête*.

Besides the supply from the sea, let every support be sought for from the land that the land is capable of affording; and let all the offals of the fish be transported from the town to the adjoining farms; by which means the settlement, and the country round the settlement, will mutually enrich each other; for if one hundred sheep are estimated to yield fifteen shillings worth of manure annually, how much manure may not be expected from the oily offals of the many cargoes of fish brought to the settlement, oil being according to some, the primary nourishment of plants? *The fields ought to be kept chiefly in grass for dairies, as the corn may be brought from remote places. And let the farmers,*

farmers, to whom the ground is let at a fixed price, be bound to supply the settlement with milk and butter at a fixed price. Let whatever the soil will bring to maturity be cultivated with the greatest care and assiduity for exportation as well as for home consumption. Though the Company at first may be obliged to import oatmeal, potatoes, onions, &c. yet afterwards they may be exporters of these articles; for the same vessels that bring fish to London could also bring potatoes, onions, honey, &c. The produce of honey might perhaps be doubled by merely scattering the seeds of minionette over the country, if they would vegetate. The wild mustard or chaddock, with which the corn-fields in Scotland are infested, points out to the cultivation of the true mustard. It is very thriftless to cultivate corn alone where other products may be brought to maturity. At the rate that onions are sold at in Covent Garden market, one acre of them would be worth two hundred pounds. The farmers of Connecticut, Mr. Peters tells us, cultivate them to great advantage for exportation; and are in the practice of giving each of their daughters who weeds an acre a silk gown.

Let the Company have in their storehouses always six months or twelve months provision of fish and meal, both of which may be preserved in a very perfect state, and at an easy rate, in such earthen jars as I have described. The famines with which that part of the island has been so often disgraced have been much more owing to the improvidence of man than to any natural sterility of the land and sea; for in regard to the land, its produce for twenty years together would probably be found to be equal to the consumption for twenty years, the overplus of one crop making good the deficiency of another. But even should that not be the case, it is however most manifest that the industry of but a few weeks at sea could furnish a provision of fish for more than a year's consumption,

sumption, were the system of storing up that provision adopted, as it may easily be done. The earthen jars I have mentioned in being superior to barrels either for meal or fish, greatly facilitate the system of storing, which would not only remove the hazard of a temporary famine, but entice settlers to reside in a place where uninterrupted subsistence was ensured to them. Upon the late suppression of the Jesuits in France there was found in some of their monasteries a provision of wine for three years, at the rate of a bottle a man per day: now if their casks or bottles had been filled with flower instead of wine, they would have had a provision of bread for three years; and such provision would be opulence to those who too often have experienced what the want of bread is, especially with the addition of well-preserved fish.

As the herrings before they are completely salted are thrown together in heaps, with only a small quantity of salt scattered among them, which has been censured as a bad method, let some experiments be made whether the throwing them directly when caught into lime-water might not keep off putrefaction, and serve in place of the first salting. Dr. White of Edinburgh mentions that he kept a piece of cod six weeks in lime-water perfectly sweet and fresh; and so probably might he have kept herrings; but a doubt arises whether this previous operation or steeping might not render the herrings unfit to take the salt afterwards.

I have mentioned that in the general encouragement offered to new settlers some of certain professions should be excepted; and among those I include alehouse-keepers and retail shopkeepers; great nuisances wherever they abound. As the settlement increases some alehouses may be allowed; but should its population rise to twenty thousand inhabitants, I propose the Company to be the only shopkeeper; and this from a

double motive; from the profit that will thence arise to the Company as a Company (a very considerable article), and next from the saving of expence to the inhabitants of their settlement. The more closely the business of shopkeeping is investigated the more clearly it will appear that three-fourths of those that profess it, and in some cases nine-tenths, are really idlers in society: they produce nothing; and as sellers of the productions of others, one on many occasions might do the business of ten, consequently nine out of ten are just as great state-drones as imprisoned debtors or vagrant beggars. In Scotland they are still greater nuisances than in England; for in a Scotch town, where hardly a single manufacturer is to be found, one may meet with several shopkeepers, the whole stock of whose goods might be carried off in a one-horse cart, at a single lading, yet they dignify themselves with the name of merchant; and look upon a manufacturer as their inferior. The lower rank of people in Scotland would rather do any thing than employ their hands; but it is precisely the employment of their hands that the state chiefly requires of them: all wish to follow some idle profession, instead of working, I might almost have said, to avoid the disgrace of working, by which means idleness, and consequently poverty, become systematically established over the whole country. Too many both in Scotland and England at present chuse to gain a living by turning a penny, when they ought to be creating a penny. The turning a penny (ignorantly deemed a kind of industry) adds not a farthing to the national wealth, nay may in some cases tend to lessen it; for the greater number of persons employed in circulating the commodity from the maker to the consumer, the dearer the commodity naturally becomes, and consequently opulence will be less general. Nothing therefore has more astonished me than the ignorant clamour of the shopkeepers, and the weak acquiescence of their customers the buyers in that clamour, about the shop-

tax, one of the best taxes that has been imposed these fifty years, had the manufacturers who retail their own goods been exempted from it*. I have for these three years carefully attended to every objection of the shopkeepers, and exclusive of the single one of the mode of imposition, which might easily have been altered to a licence, I have not met with one well-founded allegation. Their whole clamour resembled that of the poor gardeners, who in a hard frost prefer begging with their shovels on their shoulders to earning wages by employing those shovels in cleaning the streets of the snow. Not a shadow of a substantial argument was used for the repeal of the tax; and if the most fundamental principle of national opulence had been attended to by the Legislature, the mover of that repeal would have found himself in a minority. Was Oxford formerly more prosperous by having three hundred alehouses in it, two hundred of which were at once suppressed by Archbishop Laud? Is Bath more prosperous for having in one parish one hundred and twenty-five shopkeepers? (see the petition of the Bath retailers.) Should these one hundred and twenty-five retailers gain annually one hundred pounds a-piece (which is probably not half of their gains), they thereby tax their customers twelve thousand five hundred pounds; but if five shopkeepers would suffice in that parish instead of one hundred and twenty-five, and each of the five were to gain two hundred pounds, the consumers would pay less by eleven thousand one hundred pounds; the five remaining shopkeepers would have a double income; and one hundred and twenty idle hands might be turned to industry.

Let the Company therefore lay it down as a fundamental principle, that no person in their settlement shall be allowed to open a retail-shop besides those

* Vide The Policy of the Tax upon Retailers considered, &c. 1786.

whom they appoint to sell for the Company's benefit; and let the Company by one or more shops supply all kinds of groceries, all kinds of merceries, hosiery, linen and woollen-drapery, stationary-ware, hardware, and all other goods proper for such a market, at such fixed prices as may allow to the Company a profit of sixteen per cent.; the prices, to avoid cheapening, being marked upon, or affixed to every article, and also recorded in an open folio catalogue, for the inspection of all buyers. Several examples shew the easy practicability of such a general warehouse or sale-shop as I recommend. One example we have in the Apothecaries-hall, near Ludgate-street, London, in which warehouse more drugs are sold in retail than in half the apothecaries shops in London. At Dijon in Burgundy I knew a shopkeeper who kept such a warehouse, where goods of all kinds were sold, from mirrors of thirty guineas value each to a halfpenny worth of nails. In the late war Alderman Harley is reported to have opened such a warehouse at New York, where a hogshhead of wine might have been bought, or a pair of shoes. Somewhat like what I now propose for the benefit of the settlers in the Company's service has been annually practised by a lady of my acquaintance, for the benefit of her tenants, in a remote county of England. To save them from being imposed upon and exorbitantly taxed by country shopkeepers, she purchases in London an assortment of such things as they may want, which are retailed to them at her country-house, at prime cost. The Company would not act with policy in imitating this last example to the full extent; but in charging to their sellers only sixteen per cent. they would save them twenty per cent. and in many cases much more, which common shopkeepers would demand; for I could give instances of these last taking fifty, and in some cases one hundred per cent.

I would

I would recommend it to the Company likewise as another source of revenue to be the only baker in each of their settlements. In the very populous city of Genoa, containing above an hundred thousand inhabitants, there is but one baker, and that baker is the republic, who furnish fresh bread to the whole city every morning, and thereby acquire a considerable income to the state, while at the same time the citizens are reckoned to be better and cheaper served than they would be by private bakers.

Let the Company be empowered to issue money notes from the value of a pound downwards, as low as they please, for the internal circulation of their settlement, and five miles round it. The abuse of paper-credit could not take place in a narrow limited circulation, where the security of the issuer is perfectly well established and known. Such a credit would be only reviving the practice of bakers and brewers tally-sticks, which has not long been disused in London; and it would be reviving that practice by a better mode. Why should not the Company have their pence as well as the Anglesey Mining Company, though made of another material? Paper-money is then mischievous when a false coiner in Yorkshire circulates it in Middlesex (or vice versa) by means of fraudulent associates. But narrow the sphere of circulation and paper-money is no more than the tradesmen's tokens, which had a free circulation in James the 1st's reign. Besides, in a community of workers, though very numerous, very little money in circulation will be required, where the same person, or the same Company that employs the workers, is also the person or Company who supplies the workers with every article of daily consumption as to food, clothes, furniture, utensils, and I may also add luxuries.

Let the possessors of land round the settlement be encouraged to cover their hills with plantations of

of

of larch trees for a future supply to ship-builders, and for other purposes, as the larch is a quick grower, is very ornamental, and its wood has been found by late experiment to be more durable than oak.

Let it be fashionable at the Company's settlement to dine between twelve and one, to sup at seven, and to break up visits at nine. Garrison hours and college hours are more suited to a place of industry than those hours which Italian laziness of late years has gradually been rendering fashionable in London. Late hours are forced upon the Italians by the heat of their climate, which renders midnight the hour of social enjoyment; and those may well delay going to bed at night who take two hours of bed in the middle of the day. The French live much more sensibly and wisely; and the inhabitants of a northern climate are still more called upon not to pervert the uses of day and night.

As the building of houses, the paving of streets, erecting of storehouses, facing of wharfs and quays, would occasion a very great demand for stone at the Company's settlement for many years to come, let the convicted criminals, instead of being condemned to hulks or transported abroad, be condemned for a term of years to work in the stone-quarries near the settlement, or be confined in prisons there, and kept at hard work, with mean fare, the expence of their subsistence to be in part defrayed by Government, but so that it shall not exceed what they now cost Government on board the hulks or in prisons, or for transportation.

It is however infinitely more the concern of Government to augment the national industry by the forced labour of convicts than it is the concern of the Com-

pany

pany to profit by that forced labour ; therefore I shall suppose the last article omitted, and shall proceed to illustrate, by an arithmetical computation, the consequences, that is, the advantages that will flow from the œconomical maxims contained in the preceding paragraphs.

To a mercantile company profit and prosperity are synonymous terms ; therefore it ought to be an invariable rule that the profit of the Company must go hand in hand with the fostering the settlement ; for to be giving without receiving is a system that cannot last. The œconomical maxims above mentioned lay the foundation of a different system, a system that will ensure to the Company that their income will be greater than their outgoing, by which means alone the income may out of itself not only be rendered perpetual but be made the source of an annual augmentation. Without right fundamental maxims the pecuniary advances (as has happened to former Companies) will be continually absorbed, and the greatest efforts will prove unsuccessful ; but by proceeding upon right fundamental principles the future management will become a routine of easy execution, and prosperity and profit will as naturally follow as water flows in a canal properly levelled, when the proprietor of the canal is asleep as well as when he is awake.

The Company having once established right fundamental principles will afterwards have full leisure to attend to the distribution of the wealth their mine affords, and to the exact arrangement and balancing of their disbursements and receipts. It is a just observation of the elegant and judicious Fontenelle, *Que le monde politique aussi bien que le physique se regle par nombre, poids, & mesure* ; the political world as well as the physical world is regulated

regulated by number, weight, and measure. If the political world then in general be conducted by arithmetic, much more is arithmetic necessary to a mercantile society in regulating the details of a new settlement, where little assistance can be expected from the infant understandings of the settlers.

Arithmetical details, when truly stated, give a conception and conviction clearer and more accurate than what flows from reasoning alone: therefore I shall endeavour to confirm my preceding reasoning by reducing one or two points of it to a result in figures, upon the supposition of a full population of twenty thousand inhabitants in one settlement.

Such a population in the first place would imply 5000 houses, which, at 18 d. a-piece ground-rent to the Company, would yield annually

£ 375 0 0

Twenty thousand inhabitants, in point of meal and bread, might be expected to consume daily to the value of one penny, or 30,628 l. per annum; and 16 per cent. profit upon that would amount to —

4,900 0 0

The annual consumption in fish may be stated at half the amount of the preceding article, or

2,450 0 0

In shop-goods it is a low estimate to value the daily consumption of each settler, one with another, at 2 d. or 61,256 l. per annum; and 16 per cent. profit upon that would amount to —

2,800 0 0

These four articles then would make —

£ 17,525 0 0

without reckoning the profits from the farming, from the ship-building, from the sale of the fish, and of the other branches of the industry of the settlers.

Now this annual income arising from the four preceding articles (exclusive of other profits) might be created in a successive course of years out of a capital not larger than what the Company is already possessed of. Nay it is possible that a primary advance of five thousand pounds, by successive accumulations of the fruits of industry, may, by pursuing the maxims above specified, amount to a much larger annual income than seventeen thousand five hundred and twenty-five pounds. These maxims are drawn from this principle, that when any workman is constantly employed in providing food and clothing, the amount of his daily labour is always of more marketable value than the amount of his daily expence, especially when that daily expence is not enhanced by the exorbitant profits of those who sell him his necessaries, and who are only sellers and not producers. The progress of this accumulation may be conceived in the following manner: five thousand pounds disbursed in materials and work ought at the end of the year to produce a return of what we shall suppose worth six thousand pounds, which is only presuming that the work of a man who has five pence per day wages is worth sixpence, or of a man who has ten pence a-day wages is worth a shilling. The most unprofitable work in the kingdom (where gain is the object) is more profitable than this, otherwise*

* If a farmer whose farm barely subsists him earns one shilling per day, his work must really be worth eighteen pence, for he gives one-third away to his landlord. A master manufacturer who employs ten journeymen at two shillings per day each, and on their labour lives at the rate of three hundred pounds a-year, must draw the value of four shillings per day for the labour of each of his journeymen.

the two classes of land-renters and master-manufacturers would quickly cease to exist; and I may also add the class of retailers. Now from six thousand pounds returned deduct eight per cent. of five thousand pounds, the capital advanced, or four hundred pounds for the dividend to the Company, there remains five thousand six hundred pounds for next year's enterprizes. But an increase of six hundred pounds upon five thousand pounds is an increase of twelve per cent.; and this annual increase progressively added to the original capital of five thousand pounds will, in less than eighteen years, yield an income of seventeen thousand five hundred and twenty-five pounds, after having allowed four hundred pounds, or eight per cent. to have been annually divided among the proprietors.

The great secret of this rapid accumulation is, that most of the profits arising from the consumption of the settlers in house-rent, food, clothing, furniture, and luxuries, are, by my system, appropriated to the Company, which in other societies fall to the share of landlords, millers, bakers, upholsterers, shopkeepers, &c. In my army there are no faggots; all are fighting men; and certainly such an army will be much more efficient than another, where only every fifth man is really a soldier. In societies, as commonly established, hardly every fifth man is a working man, that is, a man who advances the national opulence; consequently the progress of such societies in wealth and population is but slow: but in infant societies, in new countries, where industry is universal, wealth, and the consequence of wealth, population, make a rapid progress. Among the first British settlers in North America, we find the clergyman who preached on Sunday carried the hod on the other days of the week for the masons who were building his church. Such a system would render pecuniary briefs unnecessary; and it is such a system that all good politi-

tians ought to have always in view, namely, to keep the numbers of the non-workers in society as low as possible, and to use every means for increasing the numbers of the workers.

But some may perhaps allege that the Company, by thus intercepting almost all the profits arising from the consumption of the settlers, leave hardly any thing to the settlers themselves but their daily wages. This is far from being the case; but I might observe, what else than daily wages is left to all journeymen workmen? Had the masons and carpenters who built Westminster-bridge been asked what they had gained by the construction of that great work, they would have replied that all their earnings were gone in beef and porter, in clothing and house-rent; and so it is with nine-tenths of all the earnings in the world. But the situation of the Company's settlers is to be viewed in a much more favourable light than that of common journeymen. To men in want and distress it certainly will be a happy situation to procure food and clothing for themselves in abundance, and to enjoy the luxury of numerous healthy children, earning half their own maintenance, and well fed, well clothed, and well instructed: that in general will be allowed to be worldly happiness; but that is not all; for the Company by furnishing them at sixteen per cent. with what they could not have from others under thirty per cent. thereby prevent idlers from preying upon them; consequently their wages, though low, would effect more to them than higher wages would to others. The most industrious would be far from being under the necessity of spending the whole of their income annually; accumulations would not uncommonly be made by them; the savings of two industrious families would now and then by inter-marriages be joined; and thus gradually stocks and capitals would be formed among them, as they have been formed every where else. The Company by pro-

viding that idlers shall not prey upon them does not mean to prey upon them itself; but proposes to superintend them with a fostering care; for though the profits of their labour may be computed at twenty per cent. the Company divides only eight of that, and throws back twelve of it in improvements, that is, in annually extending the circle of population and industry. It is not from the oppression of the individual that the Company's income is to arise, but from the overplus of the industry of the many, created in a manner by it, and employed and fed by it. If wealth creates population, population reciprocally creates wealth; and it is but reasonable the Company should share in this new-created wealth, in return for its fostering care.

But the great sharer in the new-created wealth would be the Government, who are computed to take at present about half-a-crown in the pound* of the general income of the whole nation, or twelve and a half *per cent.* If such a profit accrues to Government from population and industry united within this island, it is a most powerful motive for Government to give the greatest encouragement for new settlements where there is the prospect of producing this population and industry to the greatest national advantage, which seems to be on the north-western shores and islands of Britain. The Romans before they formed one colony out of Italy established above thirty colonies within Italy; and had Great Britain followed that example, and colonised at home, for which there are still great opportunities, she might at this moment boast of one hundred large maritime cities more than she now possesses, which would not have cost her the twentieth part of what she

* Not quite thirteen shillings in the pound, as some have alleged.

has expended upon her foreign colonies; nay would not have cost her a single farthing; for an outgoing that brings in twelve and a half *per cent.* we have just seen, does quickly more than repay itself. With what ardour, and I may also add with what impolicy, did Government for a long continuance of years lavish large sums in promoting fishing settlements upon the shores of America, which was in fact undermining her own home fishery? Mr. Brewster, a merchant and political writer in Queen Anne's time, laments that in the course of seventy years Great Britain had experienced a diminution of thirty or forty thousand seamen, employed in the northern and fishing trades, which I presume he copied from Sir Josiah Child, who in Charles the II'd's time held a lamp to a blinded nation, and shewed, that as the American fisheries had increased, our home fisheries had declined; and that in his time we had not half the number of ships employed in that branch as in the time of James I. Even so late as the year 1764, the colony of New York, in a petition to the House of Commons, presumed they were addressing a blinded nation; for they made it an argument against the payment of taxes, *That they bought our manufactures with the fish which they sold us.* This is the strongest possible argument in favour of the home fishery; for our own fishermen would not only purchase our manufactures *with the fish that they sell,* but *would pay taxes too;* nay would not only serve the state with their purses but with their persons likewise. All public expence ought to be appropriated to maintain *the defenders of the state,* exclusive of what royal magnificence and some public works require. That expence therefore that was incurred in supporting *a nursery of defenders* could not be said to be diverted from its *constitutional destination.* It is necessary for Britain to abound in seamen, no matter on what

part

part of her coasts they be bred ; and the seamen who are employed in multiplying subsistence exceed in public utility those seamen employed in the transportation of merchandise, as much as the labourer who holds the plough exceeds in public utility a common waggon-driver. If I may be allowed to coin a new word, fishery may with as much propriety be called Aquæculture, as husbandry is called Agriculture ; and those men that plough the ocean in quest of food are not less useful subjects to the state than those who plough the land, nay perhaps are more useful, being at the same time both labourers and soldiers, and soldiers not in a marching army, but in an army with wings, that can transport it to the remotest shores of the globe. If the Legislature for many years back have thought proper to give a bounty upon the produce of the land ploughs when exported, the sea-ploughs, by all the rules of policy, have a much stronger claim to the same encouragement upon their exported produce. Three or four years ago the Parliament of Ireland very generously, or rather very politically, granted twenty thousand pounds for the encouragement of their home-fishery ; but a flourishing fishery in Ireland is certainly not more an object of national importance to the British Government than a flourishing fishery in Great Britain ; therefore the resources of the British Parliament being greater than those of the Irish Parliament, we may expect its public spirit will not be less.

To conclude : As I deem a joint-stock of information no less essential to the prosperity of the Company than a joint-stock of money, I have therefore wished that my subscription should not go alone, but should be accompanied with such observations as have appeared to me to be useful, and may not happen to have occurred to other subscribers ;

subscribers; and as nothing in my opinion is well understood that is not understood in detail, I have not rejected what may even seem small details, which I should have been happy to have been able to have multiplied. Should others hereafter occur to me, I will have the honour of communicating them to the Company.

T H E E N D .