

# CAIRNGORM ESTATE

## MANAGEMENT PLAN 2005 - 2009

*ADOPTED PLAN*

*MARCH 2005*



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## **Illustrations**

Cover:

Coire an t-Sneachda

Marsh Marigold

Cairngorm Ski Area

Previous page:

Cairngorm Estate, seen from the East end of Loch Morlich.

## **Preface to the Cairngorm Estate Management Plan, 2005.**

This plan has been prepared by Nic Bullivant, Head Ranger of Cairngorm Ranger Service on behalf of Highlands and Islands Enterprise. Its purpose is to guide Highlands and Islands Enterprise in their management of Cairngorm Estate.

The management that Highlands and Islands Enterprises carries out is through three principal routes: through the office of the Senior Property Manager based in HIE Competitive Locations Team; through Cairngorm Ranger Service based at the Ranger Base at Cairngorm, and through the terms of the agreements with the railway operators CairnGorm Mountain Limited.

This management plan updates and replaces the previous management plan and its review. The new plan does not introduce any radical departures from the policies followed by previous plans, save those that have been developed through the normal process of planning and development.

The purposes of the management plan are:

- to state the current policy towards management of the estate;
- to provide an indication of the management action that is planned; and
- to provide a framework against which future proposals may be assessed.

This plan is written at a time when public statements about the future ownership of Cairngorm Estate have indicated a wish for change. The plan does not purport to justify nor undermine the present ownership of the estate nor its position within the estate portfolio of Highlands and Islands Enterprise. The plan does, however, attempt to provide guidance on estate management through any times of change ahead.

This management plan does not enumerate all the legal obligations placed upon the owner, but must take account of them. Principal amongst these obligations for the management of the estate is the planning agreement with signatories to the section 50 agreement regarding the building and management of the mountain railway and visitors to it. Legal agreements such as these take precedence over voluntary policies followed by the estate management.

The format of this plan is in three parts:

1. an Appraisal of the Estate;
2. an indication of the aims of management, and policies following from them;
3. detailed policies and proposals for implementation.

## CAIRNGORM ESTATE MANAGEMENT PLAN

### SUMMARY:

The management plan sets out Highland and Islands Enterprise's policies and programme for the management of Cairngorm Estate. Estate management will be carried out by HIE, Cairngorm Ranger Service and through the terms of the agreement between HIE and Cairngorm Mountain Limited.

Cairngorm Estate, on the Northern slope of the Cairngorm Mountains is a mountain estate of 1418 hectares which attracts heavy recreational use for skiing and hill walking and contains some of the most highly valued natural populations and landscapes.

The estate is owned by Highlands and Islands Enterprise. The 598 hectare Ski Area is leased to Cairngorm Mountain Limited to operate as a visitor facility. The remainder of the estate is relatively undeveloped.

The aim of management is to maintain and, where appropriate, increase the capacity of the estate to be used for present and future uses. These include nature conservation, education, recreation and as a visitor facility.

The strategic aims arising are:

- A Estate management will base decisions and advice given about the estate on a thorough understanding of it thereby assisting sustainable management of the estate.**
- B Estate management will seek to provide visitors with a high quality experience.**
- C Cairngorm Estate will maintain good relations with neighbouring land interests, communities and organisations.**

Of these strategic aims, Strategic Aim A takes precedence over Strategic Aim B and C. All will be subject to the overriding importance of honouring legal obligations.

A **policy of zoning** the Estate will be followed:

Mountain and moorland will be managed to achieve improvements to conservation status, these areas will not be promoted for recreation, although advice will be given;

Intermediate areas will be managed to heighten their natural characteristics, any further development will be low-key and small-scale

Developed ski area and facilities will be managed to facilitate operational usage, prevent and reinstate any damage and remove any disused equipment.

The plan contains policies to sustain the management planning process, including a timetable for planning future revisions and a provision for any possible ownership changes.

## Contents

<b>Preface</b>	<b>3</b>
Summary	4
<b>Section 1. Appraisal.</b>	<b>7</b>
1.1 Cairngorm Estate	7
1.2 Natural Values and designations	9
1.3 Recreation and development	11
2 The Natural Environment	13
2.1 Climate	13
2.2 Nutrient regime	13
2.3 Fragility	13
2.4 Remoteness	13
2.5 Landscape	13
3 Policy Context	14
3.1 National context	14
3.2 Regional context	15
3.3 Local context	18
4 The Social Environment	21
4.1 Public interest	21
4.2 Attitudes to access	21
4.3 Developing social values	22
<b>Section 2 Policy aims and objectives</b>	<b>23</b>
1 Strategic aims and specific aims	23
2 Zoning policies	24
<b>Section 3 Management policies and actions</b>	<b>25</b>

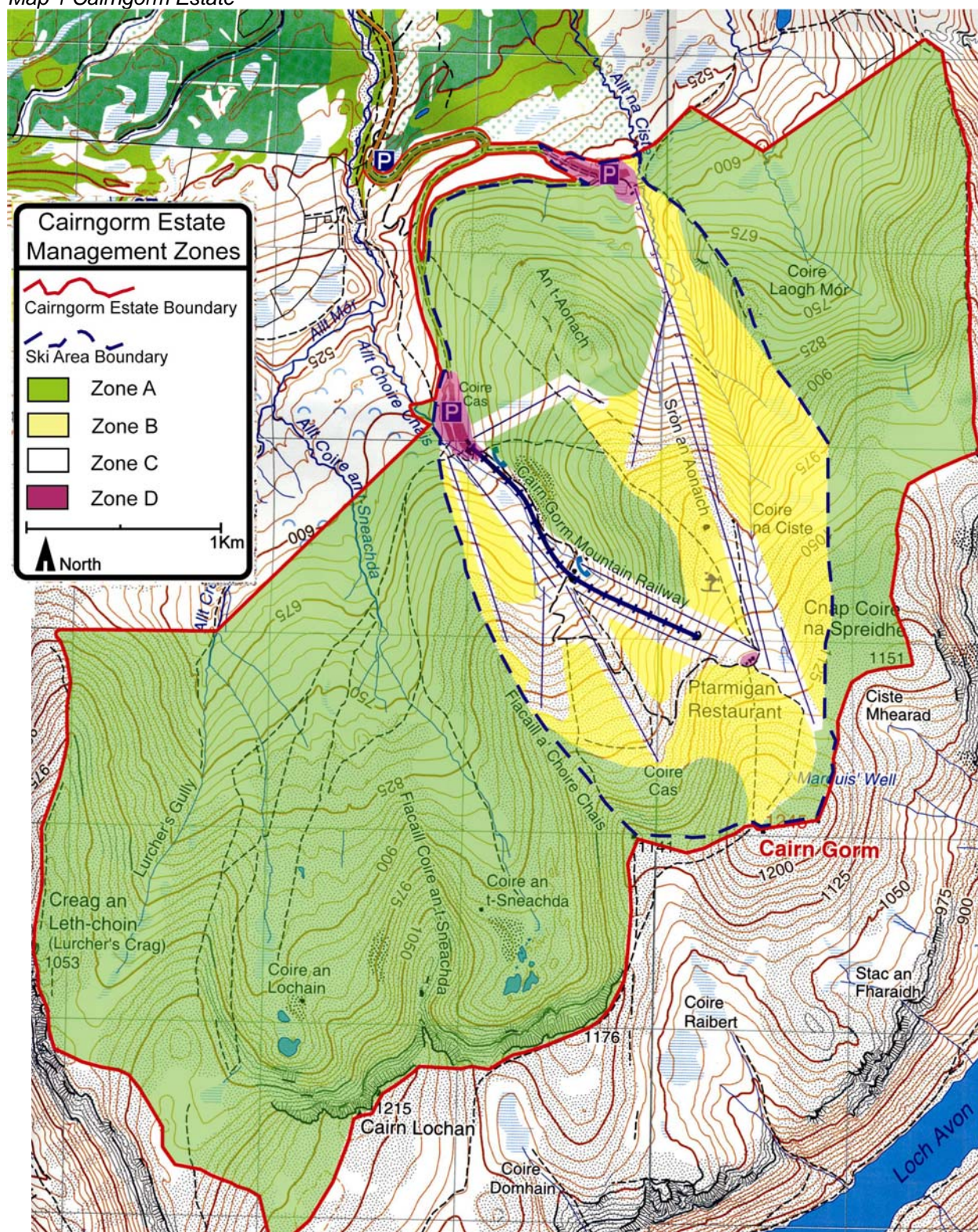
## Appendices and References.

## Volume 2.

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*Map 1 Cairngorm Estate*



Note: Zone A Mountain and Moorland; Zone B Intermediate Land; Zone C Ski Area; Zone D Ancillary service area.

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# **Section 1. APPRAISAL**

## **1 Cairngorm Estate**

### *1.1 ESTATE SUMMARY*

#### **1.1.1 OWNERSHIP**

Cairngorm Estate is owned and managed by Highlands and Islands Enterprise the regional development agency for the Highlands and Islands of Scotland funded mainly by the Scottish Executive. More information about HIE and its activities can be found at [www.hie.co.uk](http://www.hie.co.uk).

#### **1.1.2 LOCATION**

Cairngorm Estate is located on the north side of Cairn Gorm and neighbouring mountains, occupying the Northern Corries of Cairn Gorm and encompassing the Cairngorm Ski Area. Cairngorm Ski Area Car Park is 12km (9 miles) south east of Aviemore and just under 60km (40 miles) south of Inverness and the Moray Firth. Although Edinburgh and Glasgow are over 150 km away, good transport links via the A9 trunk road ensure good access to Cairngorm Estate.

#### **1.1.3 SITUATION**

Cairn Gorm is at the northern end of the Grampian mountain massif, and gives its name to the whole range. It is well seen from approaches from the North, as illustrated on the cover.

#### **1.1.4 SIZE**

The Estate extends to 1418 hectares, of which 598 hectares are leased by CairnGorm Mountain Limited to operate as a recreational facility.

#### **1.1.5 CHARACTER**

The Estate is entirely comprised of mountain and moorland, rising from extensive heather moor with blanket bog at 500m to sub-arctic plateau on mountain tops above 1200m. The character of the estate is dominated by two facets: the Ski Area, and undeveloped mountain and moorland where footpaths are the main indication of human use.

#### **1.1.6 MAIN USES**

The main land uses are recreation, training, research and conservation (in no particular order of priority). A minor use of the estate is grazing of a domestic reindeer herd. There is an annual non-commercial cull of a small number of red deer. The visitor attraction and ski resort is a major employer in the local area. The construction of a mountain railway in 1999-2001 has increased public and private investment in the estate, securing winter uplift and improving comfort and reliability all year round. The Estate is the main access point to the high Cairngorms for walkers and mountaineers and is used for this at all times of year.

These uses inevitably impinge on each other. In particular, ski area management, snow grooming and snow clearance have wide influence on the Ski Area and roads, limiting what can be done in these places.

#### **1.1.7 ESTATE RESOURCES FOR MANAGEMENT**

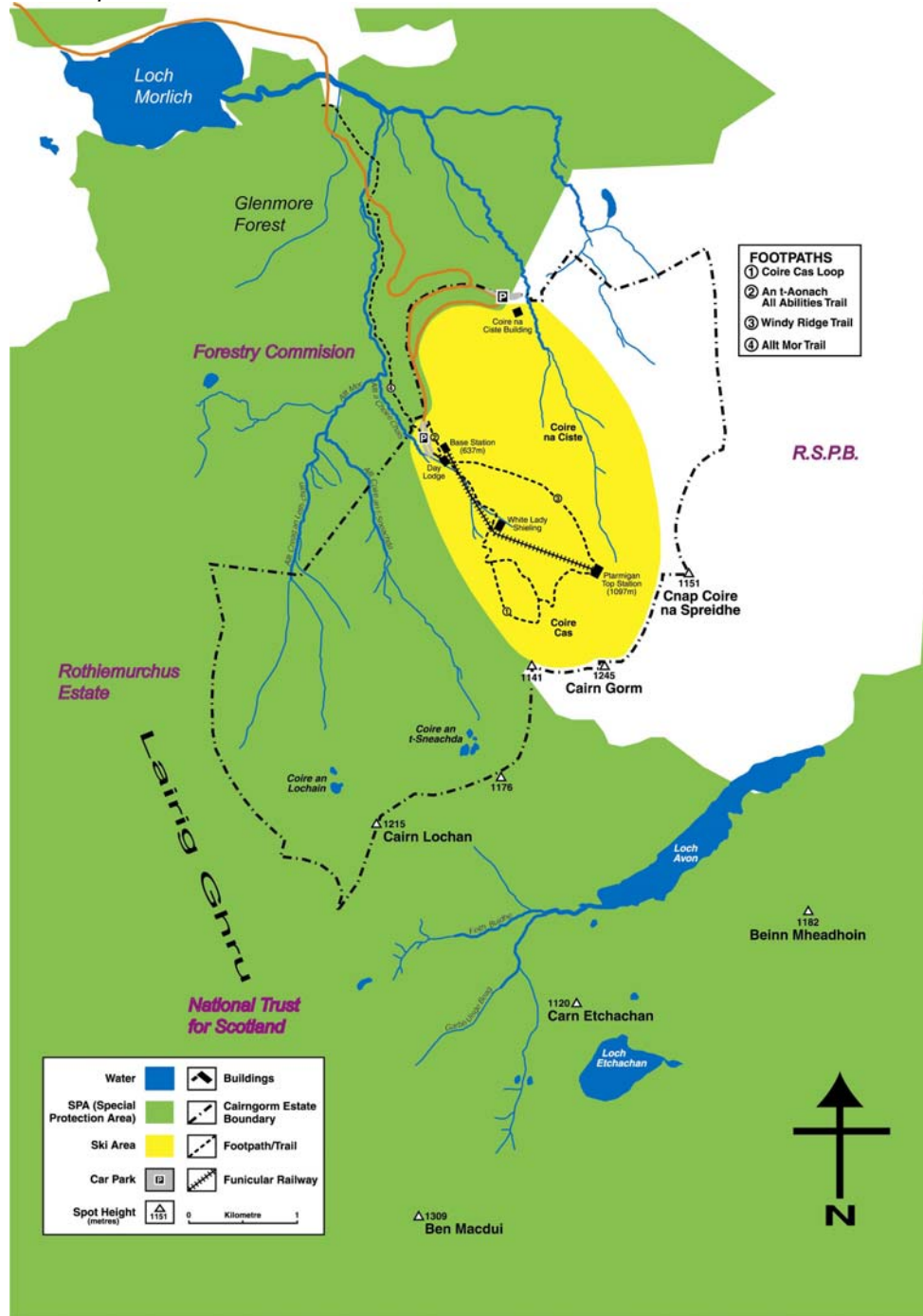
Cairngorm Estate is managed through the Competitive Locations Team of Highlands and Islands Enterprise (HIE), based in Inverness. Highlands and Islands Enterprise has a lease agreement with CairnGorm Mountain Limited (CML) for the operation of a leisure and visitor facility, including operation of the railway and ski area. Cairngorm Mountain Limited is a wholly-owned subsidiary of Cairngorm Mountain Trust, a charity. CML is a non profit-distributing company limited by guarantee. Resources of the company available for estate management vary seasonally, but include year-round operations managers, a non-technical maintenance team, visitor services and administrative teams, coordinated by a Chief Executive based on site. CML also employ Cairngorm Ranger Service, a team of two full-time and two seasonal rangers and a seasonal ecologist whose posts and ancillary facilities, equipment, etc, are funded entirely by HIE.

### 1.1.8 NEIGHBOURS

The following estates share a boundary with Cairngorm Estate. The boundary is described in Appendix 1.

- Abernethy Forest Reserve, RSPB. Nature conservation priorities.
- Mar Lodge Estate, NTS. Nature and cultural heritage conservation priorities, with recreation management.
- Rothiemurchus Estate, Mr John Grant. A multiple land use estate, including farming, forestry, tourism, natural heritage, and sporting management.
- Glenmore Forest, Forestry Commission. Forest conservation, recreation management, and production.
- Highland Council maintains the public road which terminates at the entrance to the main Coire Cas car park and at the extreme eastern end of the Coire na Ciste car park.

Map 2 Appraisal map.





## *1.2 NATURAL VALUES AND DESIGNATIONS*

### **1.2.1 CONTEXT**

Cairngorm Estate lies entirely on granite on the upper slopes of relatively high mountains at 57°N latitude, having been glaciated until around 10,000 years ago, and continued to experience spells of sub-arctic conditions during most of the period since. Habitats have been allowed to develop with very little disturbance, outside the Ski Area. The vegetation shows a high degree of naturalness uncommon in mountain areas in the Highlands. In particular, there has been no commercial planting, no muir burning, deer numbers are low and there is now no sheep grazing.

### **1.2.2 Earth Sciences**

The principal earth science values are the geomorphological (landform) features relating to decomposition of the granite and subsequent glacial erosion and deposition, fluvio-glacial erosion and deposition, peri-glacial weathering, ground patterning and contemporary fluvial and aeolian (wind) processes. Soil evolution is partial and highly affected by the geology and slope processes, but some areas of deeper peat exist.

### **1.2.3 Life sciences.**

The natural values of the life of the estate relate to the development of a progression of habitats affected by differing degree of exposure and falling into broad bands depending on altitude and exposure. The lower altitude bands could be described as moorland habitats, with bogs and streams. The upper ones are regarded as having attributes of both arctic and alpine habitats, usually designated arctic-alpine heath, with important snowbed communities, a few larger lochans, streams and spring flushes. The animals and plants resident on the estate are typical of these habitats.

### **1.2.4 Designations**

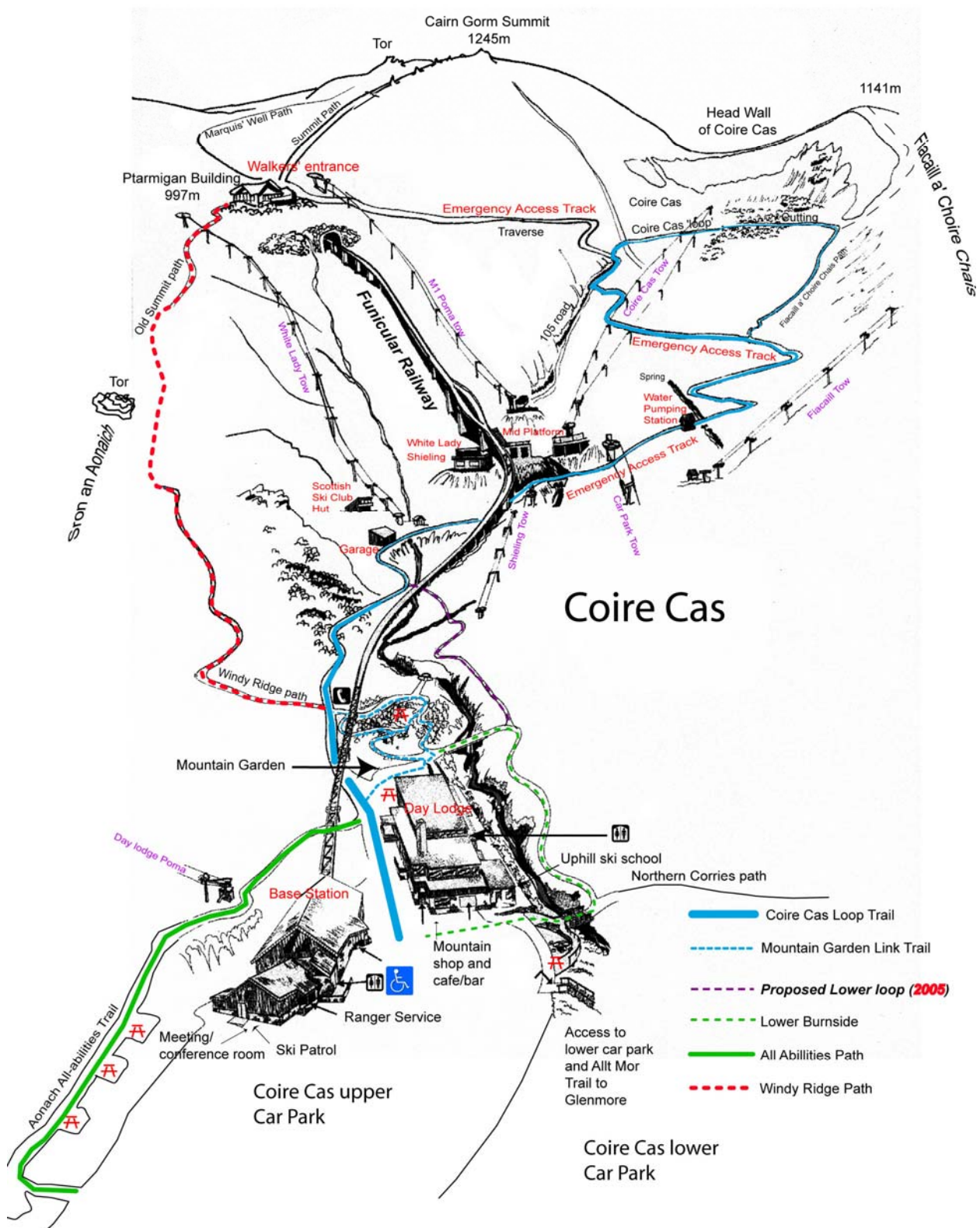
Because of the perceived naturalness of the area, and partly to ensure the continuing sympathetic management of the natural assets, several overlapping designations have been applied to the estate, by the British government, through its statutory agency, or by European directive. These are described more fully in Appendix 6. They include:

**The Cairngorms Special Protection Area (part of which is shown on Map 2)**  
**The Cairngorms Special Area of Conservation (very similar in area to SPA)**  
**The Cairngorms National Park**  
**Cairngorms National Scenic Area**  
**Cairngorms Geological Conservation Review Site**  
**Northern Corries Site of Special Scientific Interest**

**The Cairngorms is also a candidate World Heritage site**

The Cairngorms National Nature Reserve is adjacent to the estate boundary. The National Nature Reserve is under review by Scottish Natural Heritage.

Map 3 Selected facilities at Coire Cas



### *1.3 RECREATION AND DEVELOPMENT*

The building of the public road from Glen More up to 620m at the foot of Coire Cas in 1960 marked the beginning of the present phase of intensive use of the mountain for recreation. Chairlifts, ski tows, tracks and pistes, restaurants and other buildings were constructed for the benefit of downhill skiers. These also served summer visitors and walkers attracted to the mountain. A major redevelopment of facilities associated with the replacement of the Chairlifts with a funicular railway opened in 2001. Details are given in Appendix 4.

#### **1.3.1 SNOW SPORTS**

The initial development benefited downhill (Alpine) skiers. These have been joined by snowboarders, free-heel skiers and snowbladers whose activities have gained popularity over the years. Rates of use have declined as unreliable snow and competition from overseas resorts has eroded the home market. There were 57,000 snow sports participants in season 2003/4 (further details in Appendix 4). There continues to be pressure to accommodate sledging in the Ski Area.

#### **1.3.2 MOUNTAINEERING**

The high level access attracts mountain users at all times of year, including ski tourers, mountaineers and naturalists. In addition, military and civilian organisations make heavy use of the estate and surrounding ground for adventure training. There is evidence that use by hill-goers peaked in the early 1980s, but winter use remains high. Accurate estimates of use are difficult to make, but over 12,000 used the summit path and over 24,000 used the Northern Corries path between May and October 2004. Other activities including mountain biking and paragliding are not promoted but continue to attract a small number of participants.

#### **1.3.3 GENERAL LEISURE TIME ACTIVITIES**

The general tourism market brings many visitors to Cairngorm at all times of year. Over 185,000 people used the mountain railway (in addition to snow sports participants) in 2003. Many also undertake short walks. Development of facilities for this user group has been a strong feature of the period since completion of the railway.

#### **1.3.4 MOUNTAIN RAILWAY**

In response to the requirement to replace the original chairlifts, a mountain railway was built between 1999 and 2001. Concerns were raised about the large increase in pressure that could be brought to bear on the high level habitats and damage to the nearby Natura 2000 sites (SPA and SAC). A planning agreement under s49 of the Countryside (Scotland) Act 1967 and s50 of the Town and Country Planning (Scotland) Act 1972 (cited henceforth as the section 50 agreement) put into place, among other matters, a Visitor Management Plan, which provides for a Closed System around the railway and a Monitoring Scheme to record changes potentially brought about by the railway. The s50 Agreement is referred to again in section 3.3.2.

Figure 1: Wind speed. Maximum speed, by month, as read at Coire Cas car park at 0900 GMT

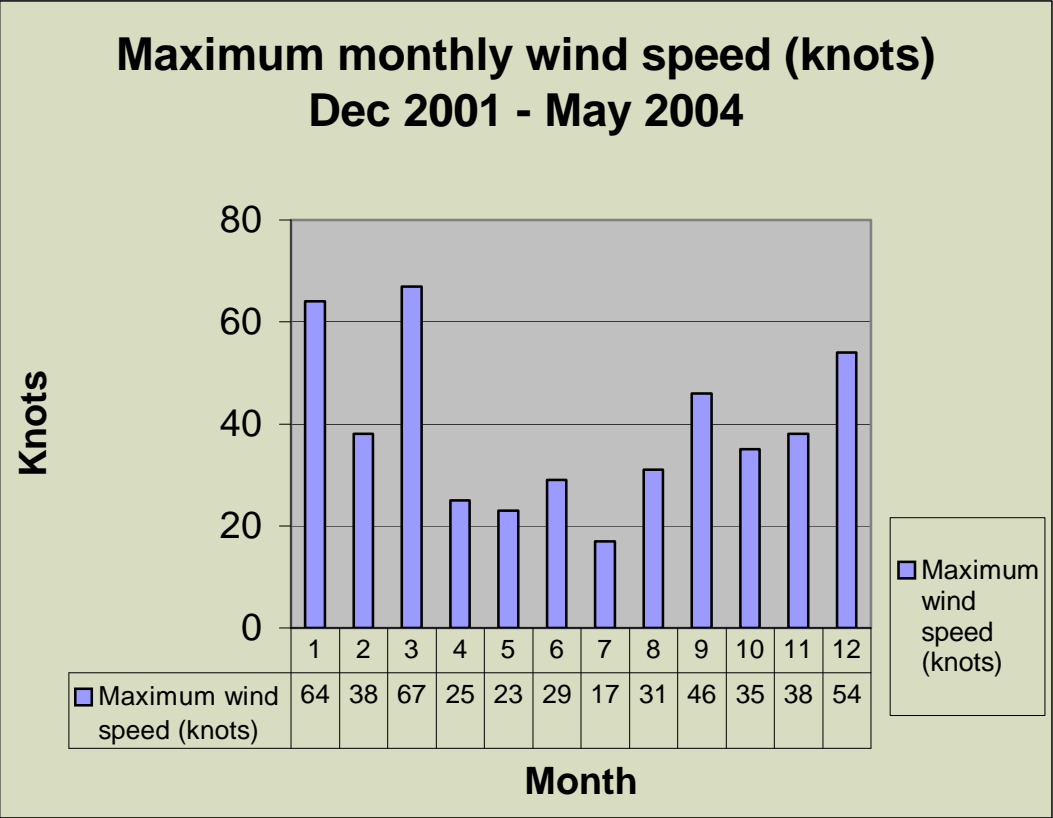
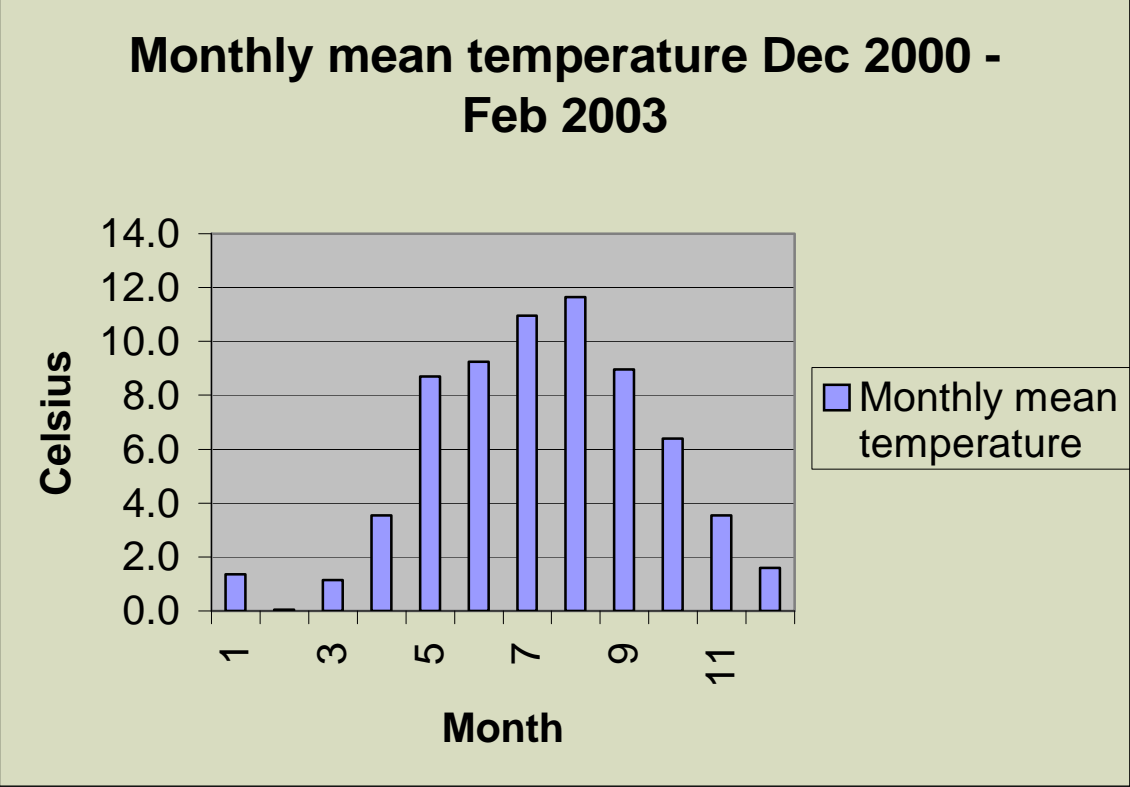


Figure 2: Temperature, mean, by month, as read at Coire Cas car park at 0900 GMT.



## **2 The Natural Environment.**

### ***2.1 CLIMATE***

As with other mountain areas, the climate is the prime influence on everything on the land surface. Any resident wildlife or human facilities must survive in hard winter conditions, including burial or repeated freeze-thaw. They must also survive hot summer conditions, often with torrential short-duration rainfall. Winds reaching 100 mph are not infrequent and recorded speeds in six of the twelve months have reached 37 knots (gale force). The wind is a major factor, affecting portable items such as clothing, disposable food products (cups, plates) and interpretive and information media such as leaflets. The wind also has a chilling effect and impedes visitors and staff, making outdoor activity more difficult. The imperatives of snow clearance and easy access for snow-grooming machines affect many aspects of the design of the Ski Area and access roads.

### ***2.2 NUTRIENT REGIME***

Natural life surviving on the estate is adapted to a nutrient-poor regime and would suffer from competition if nutrient introduction promoted vigorous growth of more demanding species. This applies to plants and animals (particularly birds).

### ***2.3 FRAGILITY***

The fragile nature of the physical environment is often referred to. Fragile features include vegetation and easily-disturbed breeding birds. Vegetation growing at the limits of endurance on poor soil is easily damaged by physical crushing or trampling, causing death of affected parts. Subsequent high winds are effective in removing dead vegetation, any soil that it may have been sheltering, and the root structure of surrounding plants. The gravel remaining in large areas of the highest ground represents the smallest particle size too large to be removed by the wind. Other fragile features include the susceptibility of bare slopes to erosion in heavy rain or by vehicle passage or heavy recreational use.

### ***2.4 REMOTENESS***

Although Cairngorm Estate is easily accessible by roads of a good standard, which lead from a transport hub at Aviemore with trunk road, bus and rail access, the contrast with the places most visitors and staff live and work gives Cairngorm Estate a remote character. Actual remoteness increases significantly with distance from the car park, and more so in bad weather and at night.

### ***2.5 LANDSCAPE***

The mountainous landscape of Cairngorm Estate is in contrast to many other mountainous landscapes, being dominated by long slopes, flattish or domed summits, often with snow patches persisting into the summer. These landscapes are in contrast to most visitors' experience of their home area.



## 3 Policy Context

### 3.1 NATIONAL CONTEXT.

#### 3.1.1 Legislation

Recent legislation affecting Cairngorm Estate includes the following:

**Devolution** legislation establishes the Scottish Parliament and Executive. The election of a Member of the Scottish Parliament to represent and campaign for a local constituency and the appointment of Scottish Ministers responsible for departments affecting the estate are particular effects of this legislation.

**The National Parks (Scotland) Act 2000**, and subsequent secondary legislation establishes the Cairngorms National Park. The Cairngorms National Park is one of the relevant authorities with which management of the Cairngorm Estate intends to act in partnership, as described in policies later in this plan.

**The Land Reform (Scotland) Act 2003** establishes access rights, provided they are exercised responsibly. The accompanying Scottish Outdoor Access Code provides guidance on this. Management of recreation is a major part of this plan. There are obligations on land owners and public authorities, as well as the public.

**The Nature Conservation (Scotland) Act 2004** The Act introduces a general duty on all public bodies and office holders to further the conservation of biodiversity, reforms the existing system of protection for Sites of Special Scientific Interest (SSSI), and tightens up the approach to wildlife crime. As a competent authority, Highlands and Islands Enterprise has specific duties to ensure its activities complement those of the other public agencies such as SNH, SEPA, Cairngorms National Park and Highland Council in nature conservation.

#### 3.1.2 European Union directives

**Strategic Environmental Assessment Directive.** Strategic Environmental Assessment is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.

**Water Framework Directive.** The overall objective is to bring about the effective co-ordination of water environment policy and regulation across Europe in order to:

- Prevent deterioration and enhance status of aquatic ecosystems, including groundwater,
- Promote sustainable water use,
- Reduce pollution and
- Contribute to the mitigation of floods and droughts.

**Wild Birds directive**, and **Habitats Directive**, which together give rise to a coherent European ecological network of special areas of conservation set up under the title Natura 2000. This network, composed of sites hosting priority natural habitat types and habitats of priority species, enables the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored to a favourable conservation status in their natural range. Approximately half of the Estate lies within Natura 2000 sites.

### 3.1.3 National Policy

**National Planning Policy Guidance**, contained in statements from Central Government. NPPG 12 covers skiing development, NPPG 14 natural heritage, NPPG 15 rural development.

#### Scottish Biodiversity Strategy

This strategy, launched in 2004 contains the requirement that

“All policy makers must consider the implications of any policy or associated instrument on biodiversity in general, and in relation to the objectives of this strategy in particular. This extends beyond the traditional concerns of the Scottish Executive to all departments and agencies and to any policy which might directly or indirectly impact on biodiversity.”

Clearly, HIE has a role here as land owner and public agency.

## 3.2 REGIONAL CONTEXT

### 3.2.1 Highland Council Structure Plan (2001)

The Structure Plan lays out the general policies that Highland Council will apply in exercising its powers under the Planning and Development legislation between 1998 and 2017. The Local Plan being developed by the National Park will comply with the relevant Structure Plans until the Structure Plan system is abolished. The Highland Council Structure Plan requires the following issues to be considered in assessment of any new development proposals:

**Design for sustainability:** Proposed developments will be assessed for accessibility by public transport, walking and cycling as well as by car; impacts on habitats, species, landscape and the environment, including pollution and discharges, especially in designated areas; accommodate the needs of all the community including people with special needs or disadvantaged groups; contribution to the economic and social development of the community.

**Impact assessments** will be required to be made by developers in the case of significant environmental or socio-economic impacts by virtue of a development's nature, size or location. Developments which have significant adverse effects will only be approved if no reasonable alternative exists, or satisfactory mitigating measures are incorporated.

**Community Benefit:** The Highland Council will expect the community to benefit from any developments. This may be taken to refer to the local community whose economy is affected by Cairngorm Estate, or the community of interests affected, such as recreationists, those working for Cairngorm Mountain Limited, or others.

**Community links:** The Council will support measures that link the protection, enhancement, understanding and enjoyment of the natural and cultural heritage with the sustainability and vitality of local communities.

The Council will further conserve and promote SSSIs and sites of national or local conservation importance.

The Council favours a **partnership** approach and will refer to the **Precautionary Principle** in considering proposals.

The Structure Plan contains several policies supporting recreational developments. Future proposals in respect of downhill skiing which consolidate and improve existing facilities at Cairngorm are supported. Proposals for the interpretation, enjoyment and otherwise positive management of the nature conservation resource will generally be supported by the Council, according to the Structure Plan.

**Landscape character:** The Council will have regard to the desirability of enhancing and maintaining present landscape character in the consideration of development proposals.

On **Wild land**, the qualities of wild land are a material consideration in evaluating development proposals on or affecting it.

### 3.2.2 Badenoch and Strathspey Local Plan (Highland Council, 1997)

The Local Plan provides the detailed planning policies that the Council will apply in pursuing its planning function. A Local Plan prepared by the National Park in 2005 will supersede it.

In the section on **Development** (4.14.1), the Council will maintain a strong presumption against further new development throughout Glenmore (including Cairngorm Estate) except where this is considered essential for the proper management of visitors.

**Interpretive facilities** (4.14.2) should be concentrated at a limited number of locations related to the principal habitat or landscape zones in which they are located:

1. Inverdrue (relating to the flood plain, pastoral and mixed woodland zone and traditional Highland estate).
2. Glenmore (relating to Caledonian pinewoods)
3. Coire Cas: relating to the mountain and plateau, together with associated leisure activities, upgrading existing visitor facilities and controlled access to the top of Cairn Gorm, in order to minimise the effects on the environment, avoid conflict and manage visitors on the summit.

**Other land use and conservation.** 4.14.3 gives encouragement to active conservation measures, and specifically mentions efforts by the [former] Cairngorm Chairlift Company to reseed damaged pistes and in the past by the Nature Conservancy Council to re-establish vegetation at the natural tree line.

**Access** (4.14.4) to the above facilities will continue to depend on motor vehicles. The plan advocates consideration of a year-round shuttle bus service connecting the main visitor centres to Aviemore and the construction of suitable intermediate off-road viewing points. The Council is supportive of improved visitor management and information provision (4.14.5).

In a section on **downhill skiing**, the Council declares its support for consolidation and upgrading within the existing lease area at Cairngorm.

### 3.2.3 Cairngorms National Park.

The creation of a National Park is a significant matter in local and national terms. The effect of the National Park is expected to be cumulative, with more profound effects awaiting the production of relevant plans and identification of budgets.

The aims of the National Park are as follows:

- To conserve and enhance the natural and cultural heritage of the National Park;
- To promote sustainable use of the natural resources of the area;
- To promote understanding and enjoyment of the special qualities of the area, including recreation;
- To promote sustainable economic and social development of the area's communities.

The Cairngorms National Park Authority also seeks to deliver six main objectives over the period 2004 – 2007. These are:

- To foster a Park for All;
- To encourage the enjoyment, understanding and appreciation of the special qualities of the area;
- To develop clear, cohesive strategies for the stewardship of the natural resources of the National Park;
- To encourage and support balanced, thriving, stable communities in the Park;
- To ensure an integrated approach to the Park's four statutory aims by all public bodies through the preparation and implementation of the National Park Plan for the Cairngorms;
- To develop an enabling organisation that is trusted and respected.

Planning in the National Park will be guided by the National Park Local Plan, which is under consultation at present. In addition a strategic access plan is in preparation.

### **3.2.4 Cairngorms Partnership Management Strategy, (1997)**

Although the Cairngorms Partnership was superseded by the Cairngorms National Park, the strategy produced by the Partnership had widespread support, and continues to guide management in advance of a National Park Plan. This is quoted selectively in Appendix 9.

### **3.2.5 Local Biodiversity Action Plan.**

The Cairngorms Local Biodiversity Action Plan (LBAP) aims to take forward national biodiversity action and deliver at local level. This will involve conserving locally important species and habitats, engaging local people and visitors in the management of species and habitats and ensuring that they benefit from the presence of this biodiversity.

### **3.2.6 Spey Catchment Management Plan**

The Catchment Management Plan guides all interested parties to ensure the sustainable management of the River Spey and its tributaries.

### **3.2.7 Cairngorm Rothiemurchus and Glenmore Management Strategy**

Partner members of the Cairngorm, Rothiemurchus and Glenmore Group (CRAGG) are consulting upon a draft Strategy to coordinate management approaches over an area comprising the estates and communities of Cairngorm, Rothiemurchus and Glenmore. It deals with the issues such as stewardship of the natural heritage, managing impacts on the environments, woodland management, water, minerals, access and local transport, recreation management, housing, diversifying the local economy and farming.

Many decisions about management policies for Cairngorm Estate have had to be taken in advance of the production of this strategy. Cairngorm Estate management has followed policies considered to be consistent with the anticipated eventual contents of this strategy, particularly during the process of drawing up the Cairngorm Visitor Management Plan. Now that the CRAGG strategy is published in draft, it has been possible to examine it for likely implications for Cairngorm Estate policy and achieve a policy hierarchy from the regional and general to the local and particular.

The Cairngorm Estate Management Plan has been informed by the policies and proposals in the CRAGG strategy.

### **3.2.8 RSPB Abernethy Forest Reserve management plan**

Abernethy is outside the area covered by CRAGG, but as neighbours, Cairngorm Estate is consulted upon the revision of the RSPB document. The policies in the present draft management plan for Cairngorm have been reviewed to judge the effect they might have upon the land adjacent.

### **3.2.9 Cairngorms and Strathspey Deer Management Group**

The Estate is represented on this group and attends its meetings. Cull targets for members of the group are agreed with the Deer Commission for Scotland. Culls are reported to the group.

### **3.3 LOCAL CONTEXT.**

#### **3.3.1 Cairngorm Estate Management Plan (1988) and first review (1995)**

These earlier editions set the basic policies for the management of Cairngorm Estate. These policies are reviewed by the present plan. All policies have been renewed by this process, and re-presented here, many of them in greater detail and with more practical intention.

#### **3.3.2 Section 50 Agreement and Cairngorm Visitor Management Plan**

The agreement made under Section 50 of the Town and Country Planning (Scotland) Act 1972 and Section 49A of the Countryside (Scotland) Act 1967 (usually referred to as the s.50 agreement) is between HIE, Cairngorm Mountain Limited, SNH, Highland Council and the Bank of Scotland (referred to as the s.50 signatories). The purpose is to regulate the building of the railway, the conditions surrounding its operation and any removal of the infrastructure. Key provisions are as follows:

##### ***Implementation Plan***

This defines the methods used to build the railway and reinstate the ground. Ground reinstatement is subject to a monitoring scheme lasting until 2008.

##### ***Visitor Management Plan***

The Visitor Management Plan (VMP) was approved by SNH and The Highland Council in December 2000.

It includes the following key provisions:

##### ***Car parking***

- A voluntary car park contribution policy introduced at the Coire Cas Car Park throughout the year for all visitors. Proceeds derived from the car park contributions are devoted to site management and the implementation of the VMP, including footpath repair, monitoring and car park management. (Still under consideration).
- Dedicated car parking for mountain users is provided in the lower car park at Coire Cas. The separation of sightseers and mountain users assists in concentrating the former within the Ski Area. (This is signposted but not generally observed).
- Car park charges escalating with the length of stay and the Clearway order as prescribed in the Draft VMP are included as reserve powers to be used if conditions observed by the Monitoring Scheme show deterioration and the need for tighter controls.

##### ***Funicular***

- The implementation of a "Closed system" prevents non-skiing visitors travelling on the railway from joining or leaving the railway except at the Base Station throughout the year.
- Visitors with a current Ski Pass or Ski Spectators pass have egress in suitable snow conditions during the Ski season (December to April) but must not enter the EU sites from the funicular.
- Emergency services and public agents have egress at all times.
- These requirements are reinforced by the conditions of sale of tickets.
- An amendment allows walkers access to the Ptarmigan on condition they do not use the railway but they are not permitted to use the railway for their return to the car park.

##### ***Footpaths***

- Public access on foot from Coire Cas car park will be maintained. Walkers will be encouraged to use existing footpaths.
- Alternative walking routes from Glenmore will be provided. (The Allt Mor Trail is complete)
- Efforts are to be made by the operator to concentrate visitor activity in the ski area and not to promote activity in the European Sites.
- Alternative recreation opportunities are to be provided in Coire Cas to encourage visitors not to wander into the European sites. These include a Mountain Trail in Coire Cas, the Aonach all-abilities trail and the information about them in the car park. (Complete).



### **Monitoring scheme**

The Detailed Monitoring Scheme (Detailed Monitoring Scheme) was approved by SNH and the Highland Council in December 2001.

The monitoring scheme is designed to provide essential input to decisions on the adequacy of management of non skiing funicular visitors in protecting the adjacent proposed and designated European sites.

The scheme includes monitoring all topics already subject to Baseline Surveys. These are: Visitor numbers and behaviour; footpaths; habitats; birds; litter; soils and geomorphology

An independent reporting officer reviews the monitoring process and makes recommendations on the management effectiveness of the VMP to the Highland Council and Scottish Natural Heritage as part of an Annual Report.

The progress of the Monitoring Scheme is reported to neighbouring landowners on whose land it takes place.

Revisions to the monitoring scheme in 2004 have removed the litter element. Other changes to the methodology of the visitor survey, habitat and footpath monitoring have been agreed with SNH and The Highland Council.

### **3.3.3 Cairngorm Interpretive Plan (2001)**

The Cairngorm Mountain Interpretive Plan sets out proposals for the interpretation, visitor information and orientation at Cairngorm Mountain.

The plan states one overarching aim:

*To provide an enjoyable interpretive experience that focuses on the needs of the visitor.*

Other aims are as follows:

- *To increase visitors' awareness of the national and international significance of the Cairngorm mountains, and of their interest, beauty and fragility.*
- *To provide a high quality visitor experience commensurate with the national and international importance of the site.*
- *To increase visitors' awareness of the challenges of using a natural resource in a sustainable way.*
- *To explain about visitor management within the ski area and the wider Cairngorms.*
- *To encourage responsible and safe behaviour by all visitors which minimises their impact on the environment and reduces the risk of accidents.*
- *To encourage visitors to explore sites within the surrounding area that are relevant to the 'Cairngorm story'.*
- *To demonstrate to visitors how they can contribute positively to the management of the Cairngorms.*
- *To help achieve a Green Tourism Gold Award.*

This last item was achieved in 2002 and renewed in 2004.

### 3.3.4 NORTHERN CORRIES, CAIRNGORMS SSSI SITE MANAGEMENT STATEMENT

This statement by Scottish Natural Heritage includes a citation of the SSSI, reasons for notification and a summary of present management and key management requirements. Particular references relevant to this plan are that SNH intends to continue to support and monitor footpath work, encourage and support responsible use of the site with suitable interpretation and provision of Ranger services, to advise and liaise with owners and occupiers and monitor the site.

The statement also contains a summary of the interest of the Cairngorms SPA and SAC, which are summarised in Appendix 5 and outlined below.

With respect to the EU Habitats Directive the following qualifying interests are represented in the Northern Corries SSSI:

#### European interest:

Northern Atlantic wet heaths with *Erica tetralix*; Dry heath (all subtypes); Alpine and subalpine heaths; Siliceous alpine and boreal grassland.

The following species are considered by the UK Biodiversity Group to be priorities for conservation if underlined otherwise of concern and occur on the Cairngorm Estate. (Source: Biodiversity of the Cairngorms)

#### Animals:

Mountain hare	(threatened internationally)
Red deer	(population size in Britain important internationally)
Roe deer	
Dotterel	(listed in EC Birds directive)
Wheatear	(listed in EC Birds directive)
Ring Ouzel	(listed in EC Birds directive, declining)
Siskin	(listed in EC Birds directive)
Snow Bunting	(locally important, listed in EC Birds directive)
Dipper	(listed in EC Birds directive)

The assemblage of mountain bird species found on the estate (dotterel, ring ouzel, ptarmigan, peregrine and snow bunting) is regarded as being of international or national importance.

The estate is of regional importance for invertebrates. A species list of invertebrates is available for Lurcher's Gully, containing several Red Data Book Species.

#### Lichens

<u>Alectoria ochroleuca</u>	Alpine sulphur-tresses (declining and local) Sron a Cha-no, Creagan Dubh and West-facing slopes of Sron an Aonach at 2750 ft (850m), on wind-clipped dwarf-shrub heath (NVC H13)
<u>Cladonia stricta</u>	(locally important) Cairngorms plateau above 1100m in association with Nardus grassland and late snow.

The bryophyte assemblage in the Northern Corries SSSI is regarded as being of international or national importance, and the lichen assemblage is also provisionally so listed.

#### Flowering plants

Six red data book species are listed for the Northern Corries SSSI and 20 nationally scarce species. The SSSI is regarded as being of international or national importance.

<u>Cochlearia micacea</u>	Mountain scurvy-grass (internationally threatened, possibly endemic and local)
<u>Juniperus communis</u>	Juniper
<u>Saxifragia cespitosa</u>	Tufted saxifrage (declining).

Further details are given in Appendix 5.

## **4. The Social Environment**

### ***4.1 PUBLIC INTEREST***

Cairngorm Estate is accessed by many visitors and of interest to many others. Estate management needs to take account of this intense scrutiny and have constant regard to the need to set and maintain the highest standards in everything that is done at Cairngorm.

### ***4.2 ATTITUDES TO ACCESS.***

Recent land reform legislation has enshrined a general right of responsible access and the recreational public is often aware of this. Management of access by the Estate must be able to withstand intense scrutiny. The Estate will refer to the Scottish Outdoor Access Code (SOAC) to encourage responsible attitudes to access.

The growth in snowboarding and snowblading have broadened the appeal of snow sports at a time when the British skiing market has been in decline. These novel alternatives to skiing have helped sustain the provision of ski area facilities and boosted uptake of the opportunities offered. Tobogganing, while not a new activity, is increasingly being catered for in continental ski resorts, and Cairngorm Mountain Limited has recently identified an area site for supervised tobogganing near the Ptarmigan building where sledging can be managed and where there is no conflict with other users. This activity is not encouraged in the wider ski area, because of conflict with other snow sports, and the risk of injury to all users.

Neither mountain biking nor horse-riding are promoted at Cairngorm. The fragile nature of the mountain vegetation, and the fact that the narrow paths to are primarily used by walkers make accommodation of these activities very difficult.

There is considerable potential demand for off-road driving at Cairngorm but this is considered to be an inappropriate use of the Estate. The easily-eroded, narrow, multi-use emergency vehicle access track is secured against casual use.

Many continental ski resorts provide the facility of uplift to people wishing to use various canopy devices to fly or glide back down to the bottom. Following accidents at Cairngorm in which a hangglider and a parapenter were killed, Cairngorm Mountain Limited will not provide uplift for this activity and strongly discourages flying in the ski area. There have been occasions when people have walked up and flown from areas nearby and landed in the car park. Kite flying in the ski area is also discouraged because of the potential for entanglement with machinery.

Concerns about fire risk have led to a general ban on barbecues and fires on the Estate.

An increasing number of dogs are taken onto the hill, in line with a general increase in the number of dogs in society. Some concern has been expressed by visitors and the Reindeer Company, especially when uncontrolled dogs have chased and savaged reindeer. Cairngorm Estate has an opportunity with the introduction of SOAC and local biodiversity action to advise dog owners on responsible dog handling to minimise any problems that may occur.

### 4.3 DEVELOPING SOCIAL VALUES

The current trend of dependence by individuals on their own actions, has led to a fragmentation of social groups, such as families and clubs, and a preference for individual action.

One symptom of this has been the tendency for visitors to arrive in cars, and not to rely on public, or shared transport. This leads to lower occupancy rates in the vehicles arriving at Cairngorm, and consequently, the need for more parking space per visitor. This is only a serious problem during the skiing season when the car parks fill more quickly, necessitating the leasing of public transport to convey visitors from Coire na Ciste (see below). The displacement of potential snow sports customers by other visitors in winter has a negative economic impact on CML.

Another symptom may be a trend towards smaller groups active on the hill, however, opposing trends have also been noted, with large rambling and educational groups active in remote mountain country, on account of the need to share transport or leaders, as fewer leaders are available and willing to perform such a role.

Another consequence of self-reliance is the tendency among some visitors not to seek or accept advice on their actions. While this is also counteracted by the opposite tendency of some visitors to worry excessively about the consequences of their actions, there is no guaranteed match between those needing advice and those seeking it.

Litigation against land owners following accidents or other incidents is a growing trend in Britain. The former Cairngorm Chairlift Company was subject to occasional lawsuits for alleged negligence during skiing activities. CML promotes a policy of care for all its customers and visitors and through this, would hope to reduce the tendency for potential litigants to engage in seeking financial recompense. Outside the ski area, the presumption is upon the need for individual responsibility. Built features are kept to a minimum.

Advice about use of the area and facilities could be the subject of litigation, which the operator and staff are encouraged to keep in mind.



*Car park, Coire Cas, winter 2003*

## SECTION 2. POLICY AIMS AND OBJECTIVES.

**The Aim of the management of Cairngorm Estate will be to maintain and increase where appropriate the capacity of the Estate to be used for present and future uses consistent with the carrying capacity of the Estate.**

### **1 Strategic aims and specific aims**

**Strategic aim A Estate management will seek to manage the estate in a sustainable manner on the basis of a thorough understanding of the environment of the estate.**

**Specific aim A1.** Estate management will collect and use relevant information about the estate, the natural processes operating and the use of the estate in reaching management decisions and providing advice.

**Specific aim A2.** The principles of sustainability will be applied to estate decision-making.

**Strategic aim B Estate management will seek to provide visitors with a high quality experience.**

**Specific aim B1.** HIE will continue to support the provision of a high quality visitor attraction, including facilities for snow sports.

**Specific aim B2.** HIE will continue to support access for appropriate mountain based activities at Cairngorm.

**Specific aim B3.** Measures to help visitors and others understand the environment, history and policies applying to the Estate through appropriate interpretation will be supported by HIE.

**Specific aim B4.** The management of Cairngorm Estate will ensure the means of access and provision of services to the Estate is maintained and will support measures to provide sustainable transport which meets the needs of visitors and staff.

**Strategic aim C Cairngorm Estate will seek to maintain good relations with neighbouring land interests, communities and organisations.**

**Specific aim C1.** HIE will pursue management policies for Cairngorm Estate which are compatible with those of surrounding land interests and authorities.

**Specific aim C2.** HIE will liaise actively with neighbouring interests on all matters likely to be of common interest.

**Specific aim C3.** Cairngorm Estate management will support local businesses, consistent with the principle of best value.

**Specific aim C4.** HIE will support measures to reduce the visual impact of developments on the wider area.

**Specific aim C5.** Cairngorm Estate management will seek to build links with local communities and communities of interest.



## 2 Zoning policies

Policies will be applied as appropriate in the existing circumstances. All parts of Cairngorm Estate fall into one of four categories or zones.

The management zones referred to are shown on the map opposite the first page of Section 1.

### *2.2.1 ZONE: A      MOUNTAIN AND MOORLAND.      APPROX 900 HA*

The Northern Corries SSSI, Coire Laogh Mor and Beag, the headwall of Coire Cas, the north ridge of Cairn Gorm, including Cnap Coire na Spreidhe and Sron a'Cha-no.

No development will take place in this zone. Visitors will be advised about the wild nature of this zone but advice regarding responsible access will seek to reduce any impacts of visitors on the mountain area. The use, natural state and impacts on this zone will be monitored. Damage restoration will be limited to path management and off-site efforts to prevent further damage.

### *2.2.2 ZONE: B      INTERMEDIATE LAND.      APPROX 300 HA.*

An t-Aonach, the ski road, upper Coire Cas between the Cas Tow, Cutting, Fiacail Tow and Zig-zags, areas in Lower Coire Cas such as the boulder field, eastern Coire na Ciste, Creagan Dubh, the area between Coire na Ciste and the M2 run, the summit path and the summit of Cairn Gorm.

Any further development will be limited to low-key, small-scale features, mostly associated with existing features such as roads, paths and fences. Care will be taken to ensure that operations do not damage this zone. The use, natural state and impacts on this zone will be monitored. Damage restoration will be limited to path management and revegetation. Efforts to prevent further damage will be by advisory signs, roping-off where essential and specific off-site advice.

### *2.2.3 ZONE: C      SKI AREA.      APPROX 200 HA.*

Developed ski area provided with tows and tracks in Coire Cas and Coire na Ciste.

The priorities for this zone will be operational usage, with all its ancillary functions; damage limitation, by prevention; reinstatement and landscaping enhancements. The area will be closely monitored and will be the most heavily managed zone, with the exception only of the next.

### *2.2.4 ZONE: D      ANCILLARY SERVICE AREA.      APPROX 20 HA.*

Car Park, roads, buildings, railway and sewage works.

The priorities for this zone are the same as for the preceding area. The area will be closely monitored and will be the most heavily managed zone.

## SECTION 3. MANAGEMENT POLICIES AND ACTIONS

*STRATEGIC AIM A ESTATE MANAGEMENT WILL SEEK TO BASE DECISIONS AND ADVICE GIVEN ABOUT THE ESTATE ON A THOROUGH UNDERSTANDING OF IT THEREBY TO MANAGE THE ESTATE SUSTAINABLY.*

**Specific aim A1.**

**Estate management will collect and use relevant information about the estate, the natural processes operating and the use of the estate in reaching management decisions and providing advice.**

A1.1 Information about weather and natural phenomena will be gathered and passed on.

### *SCIENTIFIC STUDY*

**Policy A1.1.1** *Scientific study will be accommodated within the constraints of sustainable management and other management aims.*

**Management Action 1** Requests by researchers will be directed to Cairngorm Ranger Service. If these requests involve taking access over designated EU sites a form (reproduced in Appendix 15) will be issued for further information. On return the activity proposed will be discussed for approval with the appropriate competent authority and approved by the Head Ranger, Cairngorm Ranger Service on behalf of Cairngorm Estate as proposed or with amendments, or refused permission. The applicant will be notified in writing of the decision. Conditions for approval will include those set out in the form. In the non-EU designated area, the same procedure applies, although the role of SNH is slightly different.

LOCATION: All Estate  
TIMING: All year  
AGENT: Cairngorm Ranger Service, in consultation with SNH, neighbours as appropriate  
REASON: Sustainable management, visitor enjoyment

### *WEATHER RECORDING*

**Policy A1.1.2** *Information about weather conditions will be monitored.*

**Management Action 2.** Access to the Summit weather station by approved users will be supported. Transport of personnel and equipment will be in accordance with the section 50 agreement and specifically the VMP.

LOCATION: Summit and railway  
TIMING: All year  
AGENT: CairnGorm Mountain Limited  
REASON: Sustainable management, Met Office, Heriot-Watt University and users.

**Management Action 3** CairnGorm Mountain Limited will be supported to continue to carry out continual and daily monitoring of weather conditions and report internally and as appropriate to visitors and the Met Office. Equipment for this purpose will be maintained by CairnGorm Mountain Limited and the Met Office at CairnGorm Mountain Limited's discretion.

LOCATION: M1 tow, tunnel entrance, Shielling, Day Lodge tow, Base Station screen.  
TIMING: All year  
AGENT: CairnGorm Mountain Limited at all sites except Base Station Screen, which is by Cairngorm Ranger Service on behalf of CairnGorm Mountain Limited for Met Office  
REASON: CairnGorm Mountain Limited operations, visitors, Met Office

## AVALANCHES AND SNOWLIE

### **Policy A1.1.3 Information about snow and avalanche conditions will be monitored.**

**Management Action 4** Cairngorm Mountain Limited will be supported in monitoring snow conditions for skiing in the period preceding and during the ski season (usually December – April). Cairngorm Ranger Service will assist, particularly outside the ski area.

LOCATION: All estate, particularly ski area.

TIMING: Ski season.

AGENT: Cairngorm Ranger Service, Cairngorm Mountain Limited.

**Management Action 5** HIE will support the work of Scottish Avalanche Information Service at Cairngorm Estate. At the discretion of Cairngorm Mountain Limited, Scottish Avalanche Information Service personnel and equipment will be assisted up the mountain, usually via the railway, and Cairngorm Ranger Service and Cairngorm Mountain Limited will publicise and disseminate the reports and forecasts produced.

LOCATION: All estate, particularly uplift, Ranger Base, information points and Zone A.

TIMING: Mid-December to Mid-April.

AGENT: Cairngorm Mountain Limited, Cairngorm Ranger Service, SAIS.

REASON: Scottish Avalanche Information Service, Cairngorm Mountain Limited operations, visitors, Cairngorm Ranger Service

**Management Action 6** If avalanche danger in the Ski Area begins to compromise public safety HIE expects Cairngorm Mountain Limited to take action to minimise the risk by advising visitors, marking the affected area and, if necessary, using explosive to bring avalanches down artificially.

LOCATION: Ski Area

TIMING: Winter

AGENT: Cairngorm Mountain Limited per Ski Patrol

REASON: Cairngorm Mountain Limited operations, visiting public

**Management Action 7** The melting dates of long-lasting snow patches will be monitored to provide an indication of the contribution they make to particular habitats. This information will be passed to interested parties making scientific studies of snow patch persistence as a component of long-term environmental monitoring.

LOCATION: Estate and neighbouring areas

TIMING: Spring, summer and until the patches melt.

AGENT: Cairngorm Ranger Service

REASON: Long term monitoring (scientific interests), visitors (general interests)

**Management Action 8** The build up of snow and ice on popular climbing routes and other steep areas and lochans will be monitored in order to advise mountaineers about the condition of climbs and advise them on the appropriateness of their proposals.

LOCATION: Steep ground, principally in Coire an t-Sneachda and Coire an Lochain.

TIMING: November - April

AGENT: Cairngorm Ranger Service

REASON: Advise visiting climbers, seek to minimise environmental impacts.



*Coire Cas near the Day Lodge, May.*

- A1.2. Information about habitats, plants and birds will be gathered and used to guide sustainable management and advise users.

### **THE SKI AREA AND THE NATURAL HABITAT**

**Policy A1.2.1 Information relating to the effects of the Ski Area on the natural resource will be collected and used to guide management decisions, including restoration.**

**Management action 9** Physical damage to the vegetation and the ground by Ski Area management operations or by snow sports participants, (including littering), will be monitored at all times with a view to providing advice, preventing further damage, and restoration.

LOCATION	Ski Area
TIMING	All year, especially Ski season
AGENT	Cairngorm Ranger Service, CairnGorm Mountain Limited
REASON	Long-term sustainability of Ski Area habitats, landscape, visitors.

**Management action 10** An annual tour of inspection of the Ski Area will take place in May to which SNH and other interested parties will be invited. Works requiring restoration will be reported to CML and others, as appropriate, for action. A review of progress on these works in August will also be reported to CairnGorm Mountain Limited.

LOCATION	Ski Area
TIMING	All year, especially May after most of the snow has melted
AGENT	Cairngorm Ranger Service to organise and report on inspections, CairnGorm Mountain Limited and SNH invited to attend and comment.
REASON	Long-term sustainability of Ski Area habitats, landscape, visitors.

**Management action 11** Incidences of wild animals (including birds) caught in or colliding with ski equipment will be recorded with a view to reducing such incidents. A transect of a sample of ski tows and fences will be walked on a monthly basis in 2005, which, will inform future monitoring of this issue and management decisions on removal or modification of such equipment.

LOCATION	Ski Area (Zone C)
TIMING	All year. Particularly August – April.
AGENT	Cairngorm Ranger Service, CairnGorm Mountain Limited
REASON	Long-term species sustainability, management

**Management action 12** HIE will support SNH site condition monitoring on Cairngorm Estate.

LOCATION	Whole estate
TIMING	As required
AGENT	HIE, CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	SNH site condition monitoring

### **NATURAL HABITATS AND SPECIES RECORDING**

**Policy A1.2.2 Plant, animal and bird life will be routinely recorded. Reports will be made available, as appropriate, to interested parties and to guide management decisions. Confidential reports (particularly of rare species) will be shared only with appropriate agencies.**

**Management action 13** Species for which Action Plans have been devised will be monitored and action considered in association with the Cairngorms LBAP officer.

LOCATION	All estate
TIMING	All year
AGENT	Cairngorm Ranger Service
REASON	Species conservation

**Management action 14** Species information will be recorded by Cairngorm Ranger Service, priority being given to species characteristic of mountain habitats, those considered to be alien and potentially invasive, those with distinct seasonal variation, easily monitored recruitment, migration flowering or fruiting seasons. Reports of this monitoring will be made available, as appropriate, to interested parties, and summarised and reported annually. Reports will be made available to guide management decisions. Confidential reports (particularly of rare species) will be shared only

with appropriate agencies. Appropriate licences will be held by anyone undertaking monitoring.

LOCATION	Estate and immediate area
TIMING	All year
AGENT	Cairngorm Ranger Service, with reports from others accepted.
REASON	Species conservation, interpretation, visitor information.

### *MONITORING VISITORS*

A1.3	Relevant information about the use of Cairngorm Estate will be collected and used to guide management decisions and provide advice.
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**Policy A1.3.1**      ***Data on the numbers of visitors arriving at and using parts of the estate will be monitored.***

**Management action 15** HIE supports the Highland Council in providing a vehicle counter on the approach road and supports CairnGorm Mountain Limited in taking any action required to calibrate the counter with numbers of vehicle occupants.

LOCATION	Ski road
TIMING	All year
AGENT	CairnGorm Mountain Limited, The Highland Council
REASON	CairnGorm Mountain Limited management, HIE, Detailed Monitoring Scheme.

**Management action 16** HIE will support CairnGorm Mountain Limited in collecting data on the numbers, characteristics and opinions of visitors for management and marketing purposes, in addition to any requirement under the section 50 agreement.

LOCATION	Ski area, visitor facilities
TIMING	All year
AGENT	CairnGorm Mountain Limited
REASON	CairnGorm Mountain Limited management, HIE, public relations

**Management action 17** Data on overnight use of car parks and road sides will be collected and passed on to neighbours and other interested parties on request.

LOCATION	Ski road, car parks
TIMING	All year
AGENT	Cairngorm Ranger Service, CairnGorm Mountain Limited
REASON	CairnGorm Mountain Limited management, HIE, The Highland Council, HOST and neighbours.

**Management action 18** Information about the number of people using selected paths on the estate will be produced and made available to SNH and the Detailed Monitoring Scheme.

LOCATION	Automatic people counters on selected paths.
TIMING	All year, during the frost free period
AGENT	SNH own two counters and have the capability of downloading data from the older counters, CairnGorm Mountain Limited own one of the other counters, HIE own and Cairngorm Ranger Service download data from the two newer counters and forward to SNH.
REASON	CairnGorm Mountain Limited management, HIE, SNH, Detailed Monitoring Scheme.

**Management action 19** Climbers on winter climbing routes will be counted, the information used to advise prospective climbers and the Mountaineering Council of Scotland.

LOCATION	Coire an t-Sneachda, Coire an Lochain
TIMING	Winter
AGENT	Cairngorm Ranger Service
REASON	Assessing numbers and distribution of visiting climbers, assist SNH in determining site condition.



## MONITORING FOOTPATH CONDITION

**Policy A1.3.2** *Footpath condition will be monitored for its impact on the natural resource.*

**Management action 20** Footpaths will be regularly inspected and monitored to update the existing survey of footpaths.

LOCATION All estate  
TIMING Snow free season  
AGENT Cairngorm Ranger Service  
REASON Sustainable path and habitat management.

## MONITORING SAFETY

**Policy A1.3.3** *Issues concerning safety of staff and visitors will be monitored. Shortcomings will be reported for action. Care will be taken not to undermine the appeal of activities for which an element of risk is essential. It will be borne in mind that for many activities and conditions, risk cannot be managed by external intervention or advice, nor by modifying the environment or conditions in which they take place.*

**Management action 21** HIE will support CairnGorm Mountain Limited in an annual review of man-made objects in the leased ski area and measures taken, if required, to minimise the risk posed. This includes ski installations, buildings and structures, equipment and temporary structures or piles.

LOCATION Ski area (Zones C, D)  
TIMING All year  
AGENT CairnGorm Mountain Limited, advised by Cairngorm Ranger Service and comments from other users  
REASON Safety of visitors, staff, sustainability.

**Management action 22** Man-made objects throughout Cairngorm estate will be reviewed annually for their potential risk and measures taken, if required, to minimise the risk posed.

LOCATION Whole estate  
TIMING All year  
AGENT Cairngorm Ranger Service advised as appropriate by comments from users  
REASON Safety of visitors, staff, sustainability.

**Management action 23** Natural conditions known to pose hazards to recreationists and staff will be advertised through appropriate signs and advice.

LOCATION All estate  
TIMING All year  
AGENT CairnGorm Mountain Limited, advised by Cairngorm Ranger Service and comments from other users  
REASON Safety of visitors, staff, sustainability.

**Management action 24** HIE will support CairnGorm Mountain Limited in efforts to record and pass on details of casualties treated as a result of an accident on Cairngorm Estate to local health services for information, analysis and preventive action.

LOCATION Ski area (Zones B, C, D)  
TIMING All year  
AGENT CairnGorm Mountain Limited, Ski Patrol, Cairngorm Ranger Service  
REASON Visitors, ski area management, local health service provision.

## MONITORING OPERATIONS

**Policy A1.3.4** *Records will be kept of the operation of the railway and snow sports uplift facilities.*

**Management action 25** HIE will expect CairnGorm Mountain Limited to maintain records of uplift usage for purposes of facility operation and also to provide evidence of the success of the facility in attracting and sustaining use in various years.

LOCATION Ski area, visitor facilities  
TIMING All year  
AGENT CairnGorm Mountain Limited  
REASON CairnGorm Mountain Limited management, HIE, any appropriate research.

## RECORDING PAST USE

**Policy A1.3.5** *Evidence of past use of Cairngorm Estate will be recorded, and records archived for present and future use.*

**Management action 26** An inventory of man-made objects including those in present use and those for which there is no current use, including banks, trenches, footpaths and tracks, will be maintained. Retention, removal or restoration and interpretation of the objects will be considered.

LOCATION	Database in Ranger Base, about whole Estate
TIMING	All year
AGENT	Cairngorm Ranger Service, to advise Cairngorm Mountain Limited.
REASON	HIE, Cairngorm Mountain Limited management, visitor interest, amenity and appropriate research.

**Management action 27** An archive of items relating to the historic use of the estate will be maintained and made available, as appropriate, in exhibitions and publications. HIE will support the proposal of a ski museum and other initiatives to present the past use of the Cairngorm Estate to the public.

LOCATION	Archive kept at Ranger Base and Cairngorm Mountain Limited offices
TIMING	All year
AGENT	Cairngorm Mountain Limited, Cairngorm Ranger Service HIE, exhibiting partners
REASON	Visitor understanding and enjoyment.

A1.4 Information relating to other matters which require to be managed will be gathered and used to inform management decisions. This policy allows all other issues and gaps to be considered.

## OTHER MONITORING

**Policy A1.4.1** *Litter, footpath condition, the presence of animals or plants that may cause present or future problems for sustainability, the effects or incidences of irresponsible recreation, and other recreation will be monitored and recorded. Problems will be reported as appropriate.*

**Management action 28** A programme of visits to all parts of the estate will be undertaken. Records will be kept in the Ranger Base diary. Reports from Cairngorm Ranger Service, Cairngorm Mountain Limited and visitors will be evaluated for necessary action and/or reported to those from whom action is required.

LOCATION	All estate
TIMING	All year
AGENT	Cairngorm Ranger Service, Cairngorm Mountain Limited, visitors, evaluation by Head Ranger or depute, reporting to Cairngorm Mountain Limited if required.
REASON	Sustainability, Cairngorm Mountain Limited management, HIE, Detailed Monitoring Scheme, visitor experience.



*Pump house, garage, track and fences, Coire Cas, all included in the inventory of man-made objects.*

## Specific aim A2.

The principles of sustainability will be applied to estate decision-making.

### PROMOTING SUSTAINABILITY

A2.1 The principle of sustainability will be promoted and understood among those working on Cairngorm Estate.

**Policy A2.1.1** *Cairngorm Estate will encourage a widespread understanding and application of the principles of sustainable land use and the activities which this requires.*

**Management action 29** HIE will support CairnGorm Mountain Limited in its pursuit of environmental sustainability and encourage continuation of efforts to motivate staff and pursue policies and procedures which are beneficial or neutral to the environment. HIE will support CairnGorm Mountain Limited in measures designed to maintain its Green Tourism Award Gold Standard and meet the standards necessary for ISO 14001.

LOCATION	Ski area, visitor facilities
TIMING	All year
AGENT	CairnGorm Mountain Limited, particularly involving staff with outdoor duties or advising the public, HIE
REASON	Long-term sustainability, public relations

**Management action 30** HIE will support CairnGorm Mountain Limited in its efforts to promote initiatives to involve the community in the development of the area. Examples include the tree-planting initiative at Coille na Cloinne.

LOCATION	Ski area, visitor facilities
TIMING	All year
AGENT	CairnGorm Mountain Limited, HIE
REASON	Long-term sustainability, public relations

**Management action 31** HIE will support CairnGorm Mountain Limited in its efforts to identify resources as the basis for community learning or training. Examples include the annual schools' placements with CairnGorm Mountain Limited.

LOCATION	Ski area, visitor facilities
TIMING	All year
AGENT	CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	Long-term sustainability

**Management action 32** HIE will provide opportunities for the public visiting Cairngorm Estate and those working there to understand the long-term management of the estate and its implications. Examples include the Cairngorm Ranger Service guided walks and staff training and the lunchtime talk events.

LOCATION	Ski area, visitor facilities, wider Estate
TIMING	All year
AGENT	CairnGorm Mountain Limited, HIE, Cairngorm Ranger Service
REASON	Long-term sustainability, public relations

## APPLYING SUSTAINABILITY

**Policy A2.1.2**      *Management decisions will be assessed before implementation for their contribution to sustainable use of resources and, particularly for avoidance of unsustainable damage to the estate.*

**Management action 33** An assessment of the contribution to promoting and achieving sustainable use of resources of any decision affecting management of Cairngorm Estate will be made formally in advance. Management activities which may result in damage to the ground or other natural features or any facilities or installations of Cairngorm Estate, will be planned to minimise such damage. An example would be to move materials by snow grooming machine during snow cover, or by fixed mechanical uplift. Any unavoidable damage anticipated will be discussed in advance with HIE or Cairngorm Ranger Service and arrangements must be agreed for minimising the damage and restoring any damage caused.

LOCATION	Ski area, visitor facilities
TIMING	All year
AGENT	CairnGorm Mountain Limited, HIE, Cairngorm Ranger Service
REASON	Long-term sustainability.

**Management action 34** Work practices will be designed to avoid damage to the estate, or immediate repair if unavoidable. For example: The sites of ground anchors used to tension cableways will be reinstated after use. Materials will not be stored on vegetation. Food scraps and litter will be removed from any work site daily. Access to regular worksites will be planned to prevent erosion. Dogs belonging to staff or contractors will not be brought onto work sites.

LOCATION	Ski area
TIMING	All year, particularly the snow-free season
AGENT	CairnGorm Mountain Limited in Ski Area, Cairngorm Ranger Service, footpath or other contractors.
REASON	Long-term sustainability, visitor experience.

## BEING GUIDED BY SUSTAINABILITY

A2.2                      Application of the principle of sustainability will guide the management of ground conditions on Cairngorm Estate.

**Policy A2.2.1**      *Adverse conditions of the ground or vegetation caused by the use of the estate and revealed by monitoring will be restored.*

**Management action 35** Plants and animals whose presence or spread is considered by SNH to be unsustainable will be removed wherever possible. Other species about which there are doubts will be kept under review.

LOCATION	Cairngorm Estate
TIMING	All year, especially spring, summer
AGENT	Cairngorm Ranger Service, CairnGorm Mountain Limited, neighbours offering assistance
REASON	Long-term sustainability

**Management action 36** HIE will expect CairnGorm Mountain Limited to restore damaged ground conditions in the ski area within one calendar year of them being reported.

LOCATION	Ski area, (Zones B, C)
TIMING	Non-snow season
AGENT	CairnGorm Mountain Limited, with Cairngorm Ranger Service assistance
REASON	Long-term sustainability.

## FOOTPATHS AND TRACKS

**Policy A2.2.2**      **Footpaths and tracks on Cairngorm Estate found to be affecting the natural resource will be managed to minimise any impacts and promote recovery.**

There will be an annual programme of management and maintenance of the main paths on Cairngorm Estate. This programme will comprise the following actions:

**Management action 37** Paths will be identified (under management action 20) for repair and maintenance. Specifications will be drawn up according to industry standards in consultation with SNH, and offered for tender. Contracts will be awarded on the basis of best value, taking into account the experience and availability of those tendering as well as the cost of the proposed works. Works will be supervised, any remaining problems identified and completed within the contract conditions.

LOCATION      Estate (Zones A, B)  
TIMING      Appraisal and specification will be completed in the year before contracts are let. The tendering process will be planned to be completed by December of the year before work starts. Contracts will be implemented as weather and snow-free season.  
AGENT      Cairngorm Ranger Service, footpath contractors, HIE.  
REASON      Long-term sustainability

**Management action 38** Tracks in the Ski Area (Zone C) will be reviewed, maintained and repaired in the same way as in management action 37 above. HIE expects Cairngorm Mountain Limited to minimise vehicle use on these tracks and elsewhere. All vehicle use on the estate requires prior sanction from CML. Any vehicle access beyond the track network will require advance discussion with Cairngorm Ranger Service and/or HIE, who will support and advise Cairngorm Mountain Limited.

LOCATION      Ski area, (Zone C)  
TIMING      Non-snow season  
AGENT      Cairngorm Mountain Limited have formal responsibility, supported as appropriate by Cairngorm Ranger Service, HIE  
REASON      Long-term sustainability of track management, visitor safety and amenity.

**Policy A2.2.3**      **Margins of footpaths and tracks will be managed to encourage recovery of vegetation to approximately natural state. This policy is additional to 2.2.2 to emphasise the requirement to restore path and track margins.**

**Management action 39** Paths and tracks with damaged margins will be managed to encourage the recovery of vegetation. If necessary, suitable seed, fertilizer and other materials will be applied. In the Ski Area margins of the main access track and summit path will be roped off and suitable explanatory signage used as required to promote recovery.

LOCATION      All paths, particularly in the Ski area and Summit path  
TIMING      The snow-free season  
AGENT      Cairngorm Mountain Limited in Ski Area, Cairngorm Ranger Service.  
REASON      Long-term sustainability, visitor experience.

## AVOIDING DAMAGE

**Policy A2.2.4**      **Damage to the Estate caused by human activity will be avoided.**

**Management action 40** HIE requires Cairngorm Mountain Limited to apply the policies detailed in Appendix 11 to avoid damage to the ground by the use of piste grooming machines or other vehicles.

LOCATION      Ski area  
TIMING      All year  
AGENT      Cairngorm Mountain Limited in Ski Area.  
REASON      Long-term sustainability, visitor experience.

**Management action 41** HIE expects CML to avoid damage to the ground caused by snow sports in thin snow conditions by closing pistes before it occurs. The timing of such closure will be at the discretion of the Ski Area management.

LOCATION Ski area  
TIMING Ski season  
AGENT Cairngorm Mountain Limited advised by Ski Patrol and Cairngorm Ranger Service  
REASON Long-term sustainability, visitor experience.

**Management action 42** The risk of damage by fire to Cairngorm Estate will be minimised at all times. A fire plan will be prepared by HIE in consultation with Cairngorm Mountain Limited and adjoining land owners. The fire plan will be posted at the Day Lodge and Ranger Base and appropriate staff made familiar with the procedures to be adopted.

LOCATION All estate  
TIMING All year  
AGENT HIE, per Cairngorm Ranger Service in consultation with Cairngorm Mountain Limited and neighbours.  
REASON Long-term sustainability, visitor and staff safety and experience.

**Management action 43** HIE will promote responsible recreation and the SOAC to minimise damage to earth science and plant life interests and disturbance to animal life by walkers and their pets. Suitable footpath routes will be maintained and the locations of species sensitive to collectors and irresponsible bird watchers will not be publicised.

LOCATION All estate, with priority to designated sites and fragile areas such as plateau and burn sides.  
TIMING All year, particularly the snow-free season.  
AGENT Cairngorm Ranger Service will provide advice and design paths appropriately.  
REASON Long-term sustainability, visitor and staff safety and experience.

**Management action 44** HIE will maintain deer numbers in line with advice from the Deer Commission and Deer Management Group. Culling will be carried out by contract stalker as required, avoiding times when the estate is likely to be used by visitors.

LOCATION All estate  
TIMING Statutory stalking seasons  
AGENT HIE, contract stalker, with advice from Deer Commission Scotland, Deer Management Group.  
REASON Long-term sustainability.

**Management action 45** Shooting rights and rights for salmon and sea trout fishing are reserved by HIE. Incidents of poaching will be referred to the police. Fishing will not be promoted on Cairngorm Estate.

LOCATION All estate  
TIMING All year  
AGENT Cairngorm Ranger Service, involving the police as appropriate.  
REASON Long-term sustainability, biodiversity, visitor safety.

## **RESTORING DAMAGE**

**Policy A2.2.5** *Damage to the estate caused by human activity will, where possible, be restored.*

**Management action 46** HIE will require and support Cairngorm Mountain Limited to collect litter in the Ski Area throughout the year, with particular effort in the month following the end of the ski season.

LOCATION Ski Area (Zones C, D)  
TIMING All year, particularly spring  
AGENT Cairngorm Mountain Limited, supported by Cairngorm Ranger Service.  
REASON Long-term habitat sustainability, landscape, visitor satisfaction



## NATURAL DAMAGE

**Policy A2.2.5**      **Action will be taken to avoid damage to the Estate and operations from natural causes.**

**Management action 47** Installations and buildings will be designed and managed appropriately for their location. Cableways will be roped down as prudent management requires when high winds are expected.

LOCATION	Ski area
TIMING	All year
AGENT	CairnGorm Mountain Limited.
REASON	Sustainability, resource management, visitor safety.

**Management action 48** Constructed footpaths and tracks will be regularly maintained to avoid damage to surface and margins and consolidate and protect the construction. Where necessary small additional water management features will be incorporated.

LOCATION	All constructed paths and tracks.
TIMING	The snow-free season
AGENT	CairnGorm Mountain Limited in Ski Area, Cairngorm Ranger Service.
REASON	Long-term sustainability, visitor experience.

**Management action 49** Action will be taken to minimise damage to paths and margins during snowmelt periods, by inspection and small amounts of snow clearance at key points.

LOCATION	Heavily used paths in designated sites.
TIMING	Snow melt periods preceding busy periods such as weekends and half term. Trails will not be cleared when high winds or heavy snow are forecast.
AGENT	Cairngorm Ranger Service.
REASON	Long-term sustainability, visitor experience.

A2.3      Application of sustainability principles will guide decisions on visitor management and facilities.

## SUSTAINING ACCESS

**Policy A2.3.1**      **Sustainability of the visitor facility depends on sustaining the means of access and services to the facility itself. Access via the ski road and facilities on the estate will be maintained for public use while it is safe and viable to do so.**

**Management action 50** CairnGorm Mountain will carry out snow clearance and gritting on the access road by agreement with The Highland Council.

LOCATION	Ski road.
TIMING	Winter
AGENT	CairnGorm Mountain Limited.
REASON	Access, visitor experience.

**Management action 51** CairnGorm Mountain will close the vehicle barriers on the access road on instruction from the Police.

LOCATION	Ski road gates, Glenmore.
TIMING	Winter
AGENT	CairnGorm Mountain Limited.
REASON	Control access, safety.

**Management action 52** CairnGorm Mountain Limited, will maintain car parks in a manner suitable for visitors of all abilities.

LOCATION	Ski road and car parks.
TIMING	All year, especially winter.
AGENCY	CairnGorm Mountain Limited.
REASON	Interests of all users.

**Management action 53** Uplift facilities and buildings on Cairngorm Estate will open for use at advertised times while the access road is open, and it is safe and viable to do so.  
CairnGorm Mountain Limited have the discretion not to open certain tows or

	facilities if the same part of ski area is served by another of similar or higher quality and opening additional facilities is not necessary to clear queues of users.
LOCATION	Ski area and buildings (Zones C, D)
TIMING	All year.
AGENCY	CairnGorm Mountain Limited.
REASON	Interests of all users.

**Management action 54** HIE will expect CML to assess any proposal to close all buildings while the road remains open against the possible consequences of withdrawing the customary provision of toilets near the car park.

LOCATION	Day Lodge and Base Station buildings
TIMING	Any time of year.
AGENCY	CairnGorm Mountain Limited.
REASON	Sustainability, amenity, interests of visitors.

**Policy A2.3.2** *Pre-arrival information and information for the public during their visit will aim to sustain the facility. Other issues regarding the quality of the use (and therefore how likely it is to be repeated) are covered in Section B.*

**Management action 55** CRS will support CML developing appropriate information, both on and off site, and on the internet, that provides the public with accurate and up to date information and ensures that any only environmentally sustainable activities are promoted.

LOCATION	Information services, internet site, roadside signs.
TIMING	All year.
AGENCY	CairnGorm Mountain Limited, Cairngorm Ranger Service.
REASON	Sustainability, visitor expectations and experience.

**Policy A2.3.3** *Cairngorm Estate will support measures to provide sustainable transport which meets the needs of visitors and staff.*

**Management action 56** HIE will support CairnGorm Mountain Limited to continue to work with local transport providers to improve public transport to Cairngorm Estate via the Ski Road.

LOCATION	Access to Cairngorm Estate on Ski Road
TIMING	All year.
AGENCY	CairnGorm Mountain Limited, HIE, operators.
REASON	Sustainability, visitor expectations, visitor experience and staff transport.

## **MANAGING THE MANAGEMENT PLAN**

**A2.4** The process of developing estate decision-making itself requires to be robust, sustainable and able to cope with unforeseen changes.

**Policy A2.4.1** *Cairngorm Estate Management Plan will be revised on a periodic basis*

**Management action 57** The plan will be revised in 2008 and a revision will be consulted upon for adoption before the end of 2009.

LOCATION	Cairngorm Estate
TIMING	As above
AGENCY	HIE
REASON	Sustainable management of Cairngorm Estate.

**Policy 2.4.2** *Decisions based on the Cairngorm Estate Management Plan will be recorded and reported.*

**Management action 58** Decisions based on the provisions of this plan will be recorded in an appropriate log and reported for public information. Initially this will be by inclusion in the Annual Report of Cairngorm Ranger Service.

LOCATION	Cairngorm Estate
TIMING	As required
AGENCY	HIE, Cairngorm Ranger Service

REASON	Accountability of decision making and to assist in review of the Cairngorm Estate Management Plan.
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**Policy A2.4.2** *HIE, as owners of Cairngorm Estate, will commit itself to the policies in this management plan, and any successive plan, for so long as they shall be owners of Cairngorm Estate, and shall encourage any successors to commit themselves to the provisions of the current plan until a new plan can be devised and adopted. HIE will require its tenants and services funded by HIE to commit themselves to the policies in this management for such time as their status is as described in the appraisal, and shall require any successor organisations, or any existing organisations whose status or funding changes to be so committed, unless alternative arrangements are made by HIE or their successors.*

**Management action 59** Decisions made concerning the management of Cairngorm Estate will be made in accordance with this management plan.

LOCATION	Cairngorm Estate
TIMING	Any time
AGENCY	HIE, tenants and partners
REASON	Sustainability of management requires the written plan to be authoritative

**Management action 60** Should any arrangement be made to transfer management of Cairngorm Estate to another party, disposal terms will contain strong encouragement by HIE for the provisions of the current management plan to apply until the new managing authority can revise the written plan.

LOCATION	Cairngorm Estate
TIMING	Any time
AGENCY	HIE, legal advisers
REASON	Sustainability of management requires the written plan to be authoritative and to guide management regardless of ownership.

**Management action 61** In the event of any changes in the organisations supporting the operation of this plan (such as tenants, Ranger Service), HIE will endeavour to make arrangements for the continuation of the provisions of the current management plan with the new partner organisations or others.

LOCATION	Cairngorm Estate
TIMING	Any time
AGENCY	HIE, legal advisers, tenants and partners
REASON	Sustainability of management requires the written plan to be authoritative and to guide management regardless of the identity of those delivering management.

**Policy A2.4.3** *Management of Cairngorm Estate requires to cope with unforeseen changes. As this process is entirely reactive, no more than the process can be foreseen.*

HIE will review policy and decide a course of action in partnership with those organisations and individuals that are available and interested in the outcome. No management action can be described for this policy.



*Autumnal moorland, lower Coire an t-Sneachda.*

***STRATEGIC AIM B ESTATE MANAGEMENT WILL SEEK TO PROVIDE VISITORS WITH A HIGH QUALITY EXPERIENCE.***

**Specific aim B1.**

**HIE will continue to support the provision of a high quality visitor attraction, including facilities for snow sports.**

B1.1 Subject to the requirement to meet legal obligations and achieve sustainable management, the provision of a high quality visitor attraction is one of the main purposes of HIE in owning Cairngorm Estate. This function is carried out by Cairngorm Mountain Trust, a charity, which owns Cairngorm Mountain Limited, the operator of the facility. The managed visitor facility includes, at present,

- the mountain railway and associated ticketing and visitor marshalling operations, maintenance and control;
- the ski area uplift, piste management, first aid, equipment hire and instruction;
- the Ptarmigan and T-Bar catering facilities;
- the Ptarmigan and Day Lodge retail facilities;
- the mountain exhibition and other interpretation;
- rooms and facilities for events, conferences and meetings;
- bicycle hire;
- the mountain garden;
- trails and associated interpretive signs and publications and picnic furniture;
- advance information, signage and on-site orientation signage and advice;
- Ranger Service and Ranger Base on behalf of HIE.

Support roles are operated as follows:

- Human resource management team;
- Technical maintenance team;
- Safety team;
- Outdoor maintenance team;
- Financial management team;
- Environmental management team (Ranger Service).

Operation of a visitor facility such as the one at Cairngorm is a complex process, which is outside the scope of this management plan. Cairngorm Mountain Limited will be expected to satisfy HIE and any other financial interests that the management of the facility is sustainable, prudent and responsible. A management strategy has been produced which guides the operation of Cairngorm Mountain Limited.

***Policy B1.1 HIE and Cairngorm Mountain Limited will work closely on the formulation of agreements about the use of the Ski Area and visitor facility.***

**Management action 62** HIE will be aware of the content of the management strategy being followed by Cairngorm Mountain Limited for the visitor facility and support Cairngorm Mountain Limited in pursuit of the provisions of the strategy, as appropriate. Cairngorm Mountain Limited will inform HIE of any changes to this strategy.

LOCATION	Cairngorm Estate, particularly the ski area and visitor facility.
TIMING	All year.
AGENCY	HIE, Cairngorm Mountain Limited.
REASON	Sustainability, visitor expectations and experience.

**Management action 63** HIE and Cairngorm Mountain Limited operate a lease agreement for the ski area and facilities. Cairngorm Mountain Limited will agree with HIE any changes proposed in its use of the leased area or buildings.

LOCATION	The ski area and visitor facility.
TIMING	All year.
AGENCY	Cairngorm Mountain Limited, HIE.
REASON	Estate management.

## Specific aim B2.

**HIE will continue to support access for appropriate mountain based activities at Cairngorm.**

### **MOUNTAIN ACCESS**

B2.1 Cairngorm Estate has become very popular as a starting point for mountain activities because of easy access via the hill road. Appropriate mountain activities are as described in the Scottish Outdoor Access Code.

**Policy B2.1.1** *HIE will support the exercise of right of access to Cairngorm Estate for responsible recreation.*

**Management action 64** The right of responsible access to Cairngorm Estate will be defended and demands for its closure to the public will be resisted unless received from appropriate legal sources with the power to enforce such a demand in the courts. Notices of such action will be posted on the website and other appropriate media.

LOCATION	Cairngorm Estate, particularly at arrival points.
TIMING	As required
AGENCY	HIE, Cairngorm Mountain Limited, Cairngorm Ranger Service
REASON	Any legal requirement, sustainability and visitor enjoyment.

**Policy B2.1.2** *Activities, other than those which take place in the context of the managed visitor facility and Ski Area, will not be promoted, but requests for information will be met positively.*

**Management action 65** Publicity, promotion and information about Cairngorm Estate will be reviewed before being made widely available to ensure that it does not initiate the intent to participate in mountain activities, but guides or directs those whose intention is already formed. If asked to recommend a mountain activity (such as a walk), the approach of suitably qualified Cairngorm Ranger Service and Cairngorm Mountain Limited staff will be to find out the objectives of the questioner first and to explore their ideas rather than to initiate new ones.

LOCATION	Publicity, pre-arrival information, advice on and off site
TIMING	All year.
AGENCY	Cairngorm Ranger Service, Cairngorm Mountain Limited, HIE.
REASON	Sustainability.

**Management action 66** A route book for walkers will be maintained in the Ranger Base, along with a message box on the outside of the Ranger Base. Information provided by people using these facilities will be provided to police or MRT as required.

LOCATION	Ranger Base.
TIMING	All year
AGENCY	Cairngorm Ranger Service
REASON	Safety, visitor enjoyment.

B2.2 Some activities are not regarded as appropriate because of impacts on fragile vegetation and disturbance to mountain bird species.

**Policy B2.2.1** *Activities regarded as inappropriate because of their impact on the environment or other recreationists enjoying appropriate activities will be discouraged or directed to an alternative location, in the context of the Scottish Outdoor Access Code.*

**Management action 67** Signs will be erected advising visitors that the hill track in Coire Cas and the Northern Corries path are not suitable for mountain biking. There is no benefit to repeat the signs at the top of these routes, as any cyclist arriving at the sign would therefore be more likely to take an even less suitable route down.

LOCATION	Foot of hill track and start of Northern Corries path.
TIMING	All year.
AGENCY	Cairngorm Ranger Service.
REASON	Interests of all users.



**Management action 68** A vehicle barrier will be maintained and kept locked at the foot of the emergency vehicle access track to prevent unauthorised vehicle access. Keys will be held by Cairngorm Mountain Limited and Cairngorm Mountain Rescue Team on behalf of the police.

LOCATION Foot of hill track  
TIMING All year.  
AGENCY Cairngorm Mountain Limited.  
REASON Sustainability, visitor enjoyment and safety.

**Management action 69** Off-site publicity for the management of Cairngorm Estate will seek to publicise the presumption against inappropriate recreation and the reasons for it.

LOCATION Publicity, pre-arrival information, advice on and off site  
TIMING All year.  
AGENCY Cairngorm Ranger Service, Cairngorm Mountain Limited, HIE.  
REASON Sustainability.

**Management action 70** Trail-head publicity will advertise any advice about inappropriate activity and will be updated as required.

LOCATION Foot of hill track and start of Northern Corries path.  
TIMING All year.  
AGENCY HIE, Cairngorm Ranger Service.  
REASON Sustainability, enjoyment of recreationists..

**Management action 71** HIE will support Cairngorm Mountain Limited in providing a sledging area in an appropriate location with a view to providing a seasonal sledging facility and managing it in a sustainable and safe manner.

LOCATION Ski Area probably near the Ptarmigan Restaurant.  
TIMING Winter  
AGENCY Cairngorm Mountain Limited  
REASON Safety, visitor enjoyment.

**Management action 72** Visitors wishing to engage in sledging will be advised of any managed facility provided. Cairngorm Mountain Limited, supported by Cairngorm Ranger Service, will discourage sledging in the ski area through signage and proactive advice by members of staff.

LOCATION Ski Area.  
TIMING Winter  
AGENCY Cairngorm Mountain Limited supported by Cairngorm Ranger Service  
REASON Safety, visitor enjoyment.



*Walkers in Coire an t-Sneachda, May*



## ACCESS ADVICE

B2.3 Advice will be offered about recreational activities.

**Policy B2.3.1** *Staff involved in advising the public will be appropriately informed and trained to carry out these duties.*

**Management action 73** Cairngorm Ranger Service will be trained in the operation of the Access legislation, the Scottish Outdoor Access Code and wildlife law and will be given opportunity to understand the nature of the area which visiting recreationists are using and the activities undertaken.

LOCATION	On-site, off-site.
TIMING	All year
AGENCY	Cairngorm Ranger Service
REASON	Advice to visitors, staff

**Management action 74** HIE supports CairnGorm Mountain Limited in providing training and briefing to staff involved in advising the public about recreation. This will include briefing about the Closed System on the railway and the reasons for it.

LOCATION	On-site, off-site.
TIMING	All year
AGENCY	CairnGorm Mountain Limited, supported by Cairngorm Ranger Service
REASON	Advice to visitors, staff

**Policy B2.3.2** *Appropriate information will be made available to recreationists planning to set out, and at other times.*

**Management action 75** Information about weather and avalanche conditions will be displayed for visitors to consult. Links to the appropriate internet site will be promoted.

LOCATION	Day Lodge, Base Station, Ranger Base.
TIMING	All year
AGENCY	CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	Advice to visitors, staff

**Management action 76** Cairngorm Ranger Service will source and display information about environmental matters, wildlife and possible disturbance for visitors to consult.

LOCATION	Ranger Base, trail head and other sites as appropriate.
TIMING	All year
AGENCY	Cairngorm Ranger Service
REASON	Advice to visitors, staff

**Management action 77** Cairngorm Ranger Service and CairnGorm Mountain Limited will provide and display information to guide members of the public about management actions which might pose a hazard, such as footpath repair contracts and equipment testing.

LOCATION	Ranger Base, trail head as appropriate.
TIMING	All year
AGENCY	Cairngorm Ranger Service, CairnGorm Mountain Limited
REASON	Safety advice to visitors, staff

## COMMERCIAL ACCESS

- 2.4 There is a demand for commercial and other activities on Cairngorm Estate where the quiet enjoyment of outdoor recreation is not the only motive. These will be accommodated, where appropriate.

**Policy B2.4.1** *Commercial activities on Cairngorm Estate by third parties will be managed so that they comply with the conditions applying to CairnGorm Mountain Limited and with the requirements of the relevant designations .*

**Management action 78** HIE supports recreation, competition, instruction and training, environmental education, artistic and social activities which do not impact on the Estate and for which no additional assistance or facilities are required, consistent with the provisions of Scottish Outdoor Access Code.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY HIE, CairnGorm Mountain Limited, Cairngorm Ranger Service

REASON Visitor satisfaction

**Management action 79** HIE supports CairnGorm Mountain Limited in applying charges and conditions to commercial activities by third parties on the Ski Area for which assistance or facilities are provided. HIE will agree these conditions with CML in advance. Examples in current practice include the policy for managing media visits.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY CairnGorm Mountain Limited, HIE

REASON Commercial services provided

## MILITARY ACCESS FOR TRAINING

**Policy B2.4.2** *Military training activities on Cairngorm Estate will be permitted subject to standard conditions.*

**Management action 80** Requests for military training (other than RAF rescue) will be handled initially by Army HQ and notified to HIE and Cairngorm Ranger Service. Requests are granted on condition that there will be no fires, no camping, and the group size will be 10 or smaller.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY Army HQ, HIE, Cairngorm Ranger Service

REASON Estate management.

**Management action 81** Requests for military training from RAF helicopter rescue will normally be deemed to be granted, subject to the condition that Cairngorm Ranger Service and/or CairnGorm Mountain Limited are notified in the event of any training near footpaths or on the Ski Area.

LOCATION Cairngorm Estate, especially footpaths and Ski Area.

TIMING All year

AGENCY RAF rescue HQ, Cairngorm Ranger Service, CairnGorm Mountain Limited

REASON Estate management, visitor enjoyment.

**Management action 82** Incidents of military training over which there has been no liaison will be recorded and reported to the relevant authority. This includes low flying by aircraft.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY HIE, Cairngorm Ranger Service, CairnGorm Mountain Limited

REASON Estate management, visitor enjoyment.

## LARGE EVENTS

**Policy B2.4.3** *Large events involving 25 or more people will be discussed in advance with organisers to manage their proposal. Events will be permitted or modified, having regard to estate aims. Discussions will include all interests affected by the proposal.*

**Management action 83** Requests for large events affecting other land interests will be referred to the CRAGG events group while it continues to coordinate responses on behalf of members of CRAGG. Should this not be available, an alternative method of coordinating responses will be sought.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	Cairngorm Ranger Service, CairnGorm Mountain Limited, HIE, CRAGG
REASON	Estate management.

**Management action 84** Requests for large events which use parts of Cairngorm Estate within designated sites will be consulted upon with SNH.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	Cairngorm Ranger Service, CairnGorm Mountain Limited
REASON	Estate management, sustainability.

**Management action 85** Any equipment to be used for any event must have prior approval from Cairngorm Ranger Service or CairnGorm Mountain Limited staff. All equipment and litter must be removed from the hill after the event.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	Cairngorm Ranger Service (outside ski area), CairnGorm Mountain Limited (within ski area only)
REASON	Estate management, sustainability.

## REINDEER

**Policy B2.4.4** *Grazing of Cairngorm Estate by the Cairngorm Reindeer herd will be subject to an agreement between HIE and the Reindeer Company.*

**Management action 86** An agreement will be drawn up between HIE and the Reindeer Company for the grazing of up to 50 reindeer on Cairngorm Estate. The agreement will include a requirement for the herd to be actively managed and to avoid contact with visitors or Cairngorm Estate staff as far as possible, and especially during the mating season when animals can be aggressive.

LOCATION	Cairngorm Estate.
TIMING	All year, to be initiated in 2004 or 2005
AGENCY	HIE, Reindeer Company
REASON	Estate management, sustainability, the Cairngorm Reindeer Company .

**Management action 87** Cairngorm Estate staff will advise the public about the presence of the reindeer herd and publicise advice from the Reindeer Company about the herd to reduce the risk of incidents affecting the herd or visitors such as attacks by pet dogs on reindeer.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	Estate management, sustainability, the Cairngorm Reindeer Company .

**B2.5** Stewardship of the property of visitors is an inevitable operation when operating a visitor facility. Responsibility for visitor and staff property brought onto Cairngorm Estate is not accepted by HIE, subject to the requirements of the law.

## VISITORS PROPERTY

**Policy B2.5.1**      **Lost property will be dealt with according to the law, following an agreed procedure.**

**Management action 88** Lost property which has been found and handed in will be accepted temporarily by Cairngorm Mountain Limited staff at the Day Lodge, Base Station or Ranger Base. Items will be disposed of to the local police station according to the law. A record will be kept of items found and disposal.

LOCATION      Base Station, Ranger Base, Day Lodge.  
TIMING      All year  
AGENCY      Cairngorm Ranger Service, Cairngorm Mountain Limited  
REASON      Interests of those who have lost property.

**Policy B2.5.2**      **Vehicles belonging to visitors and staff brought on to the roads or car parks on Cairngorm Estate will not be the responsibility of HIE. Any vehicles left on Cairngorm Estate will be dealt with accordingly to ensure visitor safety.**

**Management action 89** Vehicles damaged by wind, gravel blown by the wind, other vehicles etc will be noted by Cairngorm Mountain Limited staff and the owners notified when this is feasible.

LOCATION      Car parks and roads  
TIMING      All year  
AGENCY      Cairngorm Ranger Service, Cairngorm Mountain Limited  
REASON      Visitor safety, visitor property..

**Management action 90** Vehicles left in car parks overnight will be recorded and any messages left with them noted. Any vehicle so left will be notified to police if remaining for a period of time which arouses concern for the safety of the owners.

LOCATION      Car parks and roads  
TIMING      All year  
AGENCY      Cairngorm Ranger Service, Cairngorm Mountain Limited  
REASON      Visitor safety, visitor property..



*Upper Car Park, Coire Cas*

**Specific aim B3. Measures to help visitors and others understand the environment, history and policies applying to the Estate through appropriate interpretation will be supported by HIE.**

The Interpretive Plan for Cairngorm was approved by The Highland Council and SNH as part of the VMP.

### *INTERPRETATION AND ENVIRONMENTAL EDUCATION*

**Policy B3.1** *Interpretation at Cairngorm will be maintained and developed according to the approved interpretive plan and new developments that may be proposed.*

**Management action 91** HIE and Cairngorm Ranger Service will support CairnGorm Mountain Limited in the review of the interpretive plan and renewal of interpretation as appropriate. Any changes to the interpretive plan will be consulted upon with SNH and The Highland Council as provided for in the VMP.

LOCATION	Visitor facility and approach, also publications and internet site.
TIMING	Review in 2004-5
AGENCY	CairnGorm Mountain Limited, supported by Cairngorm Ranger Service
REASON	Understanding, visitor enjoyment, compliance with sustainable management.

**Policy B3.2** *Cairngorm Ranger Service will continue to offer interpretive functions as part of and additional to the CairnGorm Mountain Limited interpretive plan.*

**Management action 92** Cairngorm Ranger Service will operate a programme of events available to the public free of charge, subject to the availability of resources and appropriate conditions.

LOCATION	Ranger Base, Cairngorm Estate.
TIMING	All year, priority to summer season
AGENCY	Cairngorm Ranger Service
REASON	Understanding, visitor enjoyment.

**Policy B3.3** *Opportunities for environmental education will be taken up, as demand arises.*

**Management action 93** Requests for educational activities connected with Cairngorm Estate will be welcomed by HIE and Cairngorm Ranger Service who will cooperate closely with CairnGorm Mountain Limited, as appropriate, in carrying them out. Cairngorm Ranger Service and CairnGorm Mountain Limited will cooperate on the development of materials and techniques to support visits to Cairngorm Estate, and for visits to educational groups by staff based at Cairngorm.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	Understanding, enjoyment, educational groups' objectives.

**Management action 94** Requests for information about Cairngorm Estate by individual students will be welcomed by CairnGorm Mountain Limited and Cairngorm Ranger Service who will cooperate closely, as appropriate, in responding.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	CairnGorm Mountain Limited, Cairngorm Ranger Service
REASON	Understanding, enjoyment, students' objectives.

**Specific aim B4. The management of Cairngorm Estate will ensure the means of access and provision of services to the Estate is maintained and will support measures to provide sustainable transport which meets the needs of visitors and staff.**

The policies and management actions arising from this aim are described under sections A2.3.1 and A2.3.3. The inclusion of this specific aim in both sections A and B is to highlight the relevance to both sustainability and visitor experience of access, services and sustainable transport.

**STRATEGIC AIM C CAIRNGORM ESTATE WILL SEEK TO MAINTAIN GOOD RELATIONS  
WITH NEIGHBOURING LAND INTERESTS, COMMUNITIES AND  
ORGANISATIONS.**

**Specific aim C1.**

**HIE will pursue management policies for Cairngorm Estate which are compatible with those of surrounding land interests and authorities.**

C1.1 Cairngorm Estate will maintain relations with neighbouring land interests and authorities to ensure that Cairngorm Estate management is aware of the policies of these neighbours.

**Policy C1.1** *HIE, Cairngorm Ranger Service and CairnGorm Mountain Limited management will continue to maintain colleague relations with all neighbouring interests with a view to identifying policies of these interests which may impinge upon the policies of Cairngorm Estate management.*

**Management action 95** HIE, Cairngorm Ranger Service and CairnGorm Mountain Limited will maintain open channels of communication with neighbouring interests, maintaining the means of communicating in an up to date manner.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service

REASON Cairngorm Estate and neighbours' interests.

**Management action 96** HIE, Cairngorm Ranger Service and CairnGorm Mountain Limited will use regular communication as a means of finding out policies of neighbours which may impinge upon the policies of Cairngorm Estate management.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service

REASON Cairngorm Estate and neighbours' interests.

**Policy C1.2** *Cairngorm Estate management policies will be reviewed for their compatibility with those of neighbours. Any incompatible or inconsistent policies will be reviewed internally and, if necessary, discussed with neighbouring interests.*

**Management action 97** HIE will discuss the formulation of policy with neighbours, particularly in the formulation of the management plan, but also in relation to other matters of common interest.

LOCATION Cairngorm Estate.

TIMING All year

AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service

REASON Cairngorm Estate and neighbours' interests.

**Management action 98** HIE and Cairngorm Ranger Service will undertake a review of Cairngorm Estate management every year to assess any incompatibility with neighbouring interests.

LOCATION Cairngorm Estate.

TIMING Summer

AGENCY HIE, Cairngorm Ranger Service, CairnGorm Mountain Limited

REASON Cairngorm Estate and neighbours' interests.



C1.3 It is recognised that Cairngorm Estate policy has influence over neighbours land, particularly that belonging to RSPB, NTS and FC. Boundary issues include the state of footpaths, access to and maintenance of the Cairn Gorm Summit building and services to it, and access to the high hills via the car park in Coire Cas.

## **BOUNDARY ISSUES**

**Policy C1.3** *Boundary issues will be discussed with interested parties in advance of decisions which may have an influence on land owned by others.*

**Management action 99** HIE will convene a meeting of interested parties or attend such a meeting convened by others to discuss management decisions by HIE which may have an influence on land owned by others in advance of those decisions.

LOCATION	Cairngorm Estate or elsewhere.
TIMING	As required
AGENCY	HIE, with CairnGorm Mountain Limited, Cairngorm Ranger Service and neighbours
REASON	Cairngorm Estate and neighbours' interests.

## **LIAISON**

**Specific aim C2.**

**HIE will liaise actively with neighbouring interests on all matters likely to be of common interest.**

C2.1 The annual meeting of interested parties has been an example of good practice and will be continued.

**Policy C2.1.1** *HIE will continue to convene an annual meeting of estate tenants, neighbours and others with direct policy interests in Cairngorm Estate to hear of developments in Cairngorm Estate management in the previous year and to brief others about examples of work demonstrating shared interest.*

**Management action 100** HIE will invite estate tenants, neighbouring land interests and relevant authorities to an annual liaison meeting held on or near Cairngorm Estate to review Cairngorm Estate management in the previous calendar year and to permit those attending to present reports of their own action which has a bearing on Cairngorm Estate management and ask questions of the managers of Cairngorm Estate about the application of policy.

LOCATION	Cairngorm Estate or elsewhere.
TIMING	Summer
AGENCY	HIE, with CairnGorm Mountain Limited, Cairngorm Ranger Service and other neighbours, authorities and appropriate interests
REASON	Cairngorm Estate and neighbours' interests.

**Management action 101** HIE will circulate a minute of the annual liaison meeting to those invited to attend.

LOCATION	Cairngorm Estate.
TIMING	Following meeting
AGENCY	HIE
REASON	Cairngorm Estate and neighbours' interests.

C2.2 Staff working at Cairngorm Estate are in a good position to let neighbours know of matters of interest or concern and will endeavour to do so as appropriate.

**Policy C2.1.2** *CairnGorm Mountain Limited and Cairngorm Ranger Service staff will inform neighbours of matters of concern coming to their attention as appropriate.*

**Management action 102** Cairngorm Ranger Service and Cairngorm Mountain Limited staff will report reindeer in difficulty or being chased by dogs, or alternatively causing difficulty to users of the estate to the Reindeer Company.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY Cairngorm Mountain Limited, Cairngorm Ranger Service  
REASON Cairngorm Estate, Reindeer Company and visitors' interests.

**Management action 103** Staff based at Cairngorm Estate seeing smoke rising from the forest in Glenmore in quantities which suggest a fire in the forest will inform the Forestry Commission and the emergency services. The same action will apply to a moorland fire detected below Cairngorm Estate.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY Cairngorm Mountain Limited, Cairngorm Ranger Service  
REASON Cairngorm Estate and neighbours' interests.

**Management action 104** Cairngorm Mountain Limited will inform the police and selected neighbours when the ski area is being evacuated and when the road closes, and when it re-opens after closure.

LOCATION Ski road.  
TIMING Winter, usually  
AGENCY Cairngorm Mountain Limited  
REASON Cairngorm Estate, visitors' and neighbours' interests.

**Management action 105** Reports by the public of matters of interest (whether rare or migrating species, human artefacts, crystals, activity by members of the public or armed forces or other matters) known to have taken place or been seen on neighbouring land and of interest to neighbours will be reported to the relevant interests. Confidential reports will be handled appropriately.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY Cairngorm Ranger Service  
REASON Sustainability on Cairngorm Estate and on neighbours' land.

## ***SUPPORTING LOCAL BUSINESSES***

**Specific aim C3.**

**Cairngorm Estate management will support local businesses, consistent with the principle of best value.**

**Policy C.3.1** *In the interests of encouraging the economy of the local area, or at least of the Highlands and Islands, and in the interests of sustainability by reducing transportation costs, and consistent with the principle of best value, goods and services used at Cairngorm will be sourced locally.*

**Management action 106** HIE, Cairngorm Mountain Limited and Cairngorm Ranger Service will, where appropriate, source goods and services locally, consistent with the principle of best value.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY HIE, Cairngorm Mountain Limited, Cairngorm Ranger Service  
REASON Sustainability, regional economic activity, best value.

## LANDSCAPE ISSUES

### Specific aim C4.

HIE will support measures to reduce the visual impact of developments on the wider area.

**Policy C.4.1** *New developments will be assessed for their impact on the landscape, and designed to minimise such impact.*

**Management action 107** HIE and Cairngorm Mountain Limited will consult with The Highland Council and SNH on any proposals for development that might affect the landscape of the estate and of the wider area.

LOCATION	Cairngorm Estate.
TIMING	All year
AGENCY	HIE, Cairngorm Mountain Limited
REASON	Sustainability, regional and local landscape.

**Policy C.4.2** *Existing developments will be assessed for their impact on the landscape, and measures taken, where possible, to reduce these impacts.*

**Management action 108** Planting native trees around the car park at Coire na Ciste will progress to reduce the visual impact of the surface of the car park on the surrounding area.

LOCATION	Coire na Ciste car park.
TIMING	Tree planting season
AGENCY	Cairngorm Mountain Limited, Cairngorm Ranger Service
REASON	Regional and local landscape.

**Management action 109** An landscape-scale arts initiative will be pursued to improve the landscape of the Coire Cas car park and engage the visiting public.

LOCATION	Coire Cas Upper Car Park.
TIMING	As funds become available
AGENCY	Cairngorm Mountain Limited, the Big Lottery Fund.
REASON	Regional and local landscape.

## COMMUNITY LINKS

### Specific aim C5.

Cairngorm Estate management will seek to build links with local communities and communities of interest.

**Policy C5.1** *Cairngorm Estate management will seek to involve members of the local communities in various ways at Cairngorm, including discussions on management, practical action and opportunities to enjoy and learn about the area.*

**Management action 110** HIE will support Cairngorm Mountain Limited to maintain dialogue with snow sports representatives through a season ticket holders group.

LOCATION	Cairngorm Ski Area.
TIMING	All year
AGENCY	Cairngorm Mountain Limited
REASON	User satisfaction, skiing community contact.

**Management action 111** HIE supports CairnGorm Mountain Limited to maintain dialogue with mountaineers through a Mountain Advisory Panel.

LOCATION Cairngorm Estate.  
TIMING Twice per year at present, may be varied in future.  
AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service  
REASON User satisfaction, mountaineering community contact..

**Management action 112** HIE supports CairnGorm Mountain Limited to maintain dialogue with local businesses through the local attractions group and through regular familiarisation visits and other means as appropriate.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY CairnGorm Mountain Limited  
REASON Local community contact.

**Management action 113** HIE supports CairnGorm Mountain Limited in making and maintaining contact with local schools and organising appropriate activities such as planting trees and providing opportunities for brief work placements with CairnGorm Mountain Limited by local secondary schools.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service  
REASON Local community contact.

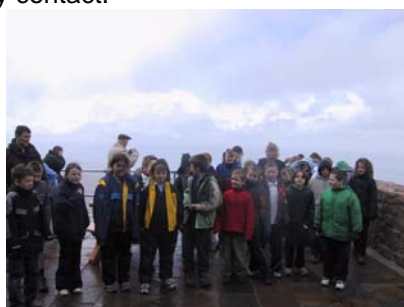
**Management action 114** HIE supports CairnGorm Mountain Limited in maintaining contact with local communities by appropriate means, such as arranging local promotions and discounts to encourage local people to visit CairnGorm Mountain facilities and bring friends and relatives.

LOCATION Cairngorm Estate.  
TIMING All year  
AGENCY CairnGorm Mountain Limited  
REASON Local community contact.

**Policy C5.2** *Cairngorm Estate management will seek to involve members of the local communities by visiting them and giving opportunity for two-way exchange of ideas and information about the way in which Cairngorm Estate is managed.*

**Management action 115** HIE supports Cairngorm Ranger Service and CairnGorm Mountain Limited in seeking opportunities for contact with local communities for two-way exchange of ideas and information about the way in which Cairngorm Estate is managed.

LOCATION Visits to community locations by CairnGorm Mountain Limited and Cairngorm Ranger Service staff.  
AGENCY CairnGorm Mountain Limited, Cairngorm Ranger Service  
TIMING Initiated 2004-5 for contact as required by community group.  
REASON Community contact.



*Grantown on Spey Primary school visit to the Ptarmigan.*

*OTHER MANAGEMENT ACTIONS ARISING FROM OBLIGATIONS UNDER  
INTERNATIONAL, EUROPEAN AND BRITISH LEGISLATION AND OTHER  
LEGAL AGREEMENTS.*

This section is potentially superfluous to a management plan as it does not deal with matters which are voluntary for HIE's management of Cairngorm Estate. However, selected issues are included to indicate that these matters will be pursued as a matter of policy, to enumerate the main ones and indicate how they will be carried out. It also allows these actions to be carried forward into a programme.

HIE will honour the planning agreement (known as the section 50 Agreement, reproduced in Appendix 3) reached before the construction of the railway, including the Implementation Plan, Visitor Management Plan and Detailed Monitoring Scheme.

HIE will ensure that the EU sites in the Northern Corries and adjacent are not damaged and continue to achieve and maintain favourable conservation status.

*NATURA SITE*

**Policy** *HIE and Cairngorm Mountain Limited will ensure that no proposals or actions affecting Cairngorm Estate will cause any damage to the Natura sites on Cairngorm Estate or neighbouring land.*

**Management action 116** All proposals, policies and actions which may have any effect on Natura sites will be reviewed by HIE in consultation with senior management of Cairngorm Mountain Limited. HIE will seek natural heritage advice from SNH before determining any Appropriate Assessment required.

LOCATION	Cairngorm Estate
TIMING	All year
AGENCY	HIE, Cairngorm Mountain Limited
REASON	Legal requirement, sustainability and visitor enjoyment.

**Policy** *HIE will promote favourable conservation status on Natura sites on Cairngorm Estate. The main factors affecting this which are within local control are connected with the activities of people undertaking recreation. These will be the focus of most effort, through footpath management and advice.*

**Management action 117** HIE will continue to manage the footpaths within designated sites to minimise damage to these sites through an ongoing programme of footpath management as described in the strategy document (Appendix 7).

LOCATION	Cairngorm Estate Natura Sites
TIMING	Snow-free season
AGENCY	HIE, through Cairngorm Ranger Service
REASON	Legal requirement, sustainability and visitor enjoyment.

**Management action 118** HIE, through Cairngorm Ranger Service, will continue to advise visitors on appropriate and sustainable use of Cairngorm Estate with a view to minimising damage.

LOCATION	Cairngorm Estate
TIMING	All year
AGENCY	Cairngorm Ranger Service
REASON	Legal requirement, sustainability and visitor enjoyment.



*Management of sustainable footpaths near Lurcher's Gully*

## *DISCHARGE CONSENTS*

**Policy** *Discharge consents for the drains of the visitor facility into watercourses set by SEPA will be adhered to.*

**Management action 119** HIE requires CairnGorm Mountain Limited to operate the waste water processing plants according to the operating instructions and ensure that stocks of chemicals for use in the plant are maintained in the prescribed manner and in sufficient quantities that they will not run out.

LOCATION Waste water treatment plants at Allt a'Choire Chais and Allt na Ciste.

TIMING All year

AGENCY CairnGorm Mountain Limited, SEPA

REASON Legal requirement, sustainability.

**Management action 120** HIE and CairnGorm Mountain Limited will ensure that remaining issues relating to the consents for discharge will be addressed with other parties responsible for the correct operation of the plant, thus meeting all aspects of the consents.

LOCATION Waste water treatment plant at Allt a'Choire Chais.

TIMING All year

AGENCY HIE, CairnGorm Mountain Limited, SEPA, suppliers and builders of the plant.

REASON Legal requirement, sustainability.