

# Set up and go.

How to open and run a campsite  
for pleasure or profit.



Welcome to the incredible outdoors | [setupsite.co.uk](https://setupsite.co.uk)



# Thinking of opening a campsite? Talk to the experts in the field.

Every year, people with available land unlock its potential by drawing on the expertise of the Camping and Caravanning Club.

Whether it's purely for pleasure or to generate valuable extra income, setting up a campsite can be a hugely rewarding experience. For over 80 years, the Club has offered a convenient service that will take you from application to opening and beyond.

And once you're up and running, we'll continue to offer support and advice, and make sure our entire membership knows you're open for bookings.

**This guide will help you get started. When you're ready, fill out and submit your application form [here](#).**

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# Joining our network is a great way to go

The Camping and Caravanning Club is the oldest and largest club for all forms of camping. One of the great benefits of membership is the exclusive access we provide to an extensive network of unique Certificated Sites, all run by private landowners.

We'd love for you to join them.

## Our special exemptions and what they mean

The Club has special exemptions\* from the government that make it much easier for you to set up your site. It usually means you won't need planning permission to open, which could save you both time and money.

## Certificated Sites – a lovely way to camp

Smaller, simpler and quieter, you'll find our Certificated Sites right across the UK, in all sorts of locations, from working farms to National Parks. Many of our members won't camp any other way.

Each CS accommodates a maximum of five caravans or motorhomes and up to ten tents\*\* and can only be used by Club members. We'll also give you what you need to sign up non-members on site and pay you commission for each one that joins.

## Your site, your vision

How you run your site will be up to you – all year round or summer season; all types or tents only; secluded hideaway or family-friendly. Whichever way you go, you must meet some basic requirements.



\*Exemptions granted under the Caravan Sites and Control of Development Act 1960 and the Public Health Act 1936

\*\*New Certificated Sites in Scotland are not permitted to accommodate tents

# What your new site must have

To open a Certificated Site, you will need the following:

- At least half an acre of fairly level, campable ground
- Safe access – an unrestricted view of your exit point
- Approach passing points – if access is via a narrow or single track road
- Public Liability Insurance – we can provide you with contact details of our own Club Care insurance services who offer tailor-made policies
- A site sign – provided by the Club, to display at your entrance

And within 100 metres of your site, and not across any roads, you must provide:

- A chemical disposal point for emptying toilet cassettes\*
- A rinsing water tap with a non-return valve (for cleaning out cassettes)\*\*
- A drinking water tap with a non-return valve\*\*
- Dry waste disposal – as simple as a dustbin or separate recycling containers

\*This should be either a sealed tank or connected to the main drain. Septic tanks are not permitted.

\*\*The two taps must have good, clear distance between them and be signed accordingly.

Camping and Caravanning Club

**Certificated  
Site**



**Camping and  
Caravanning  
Club**

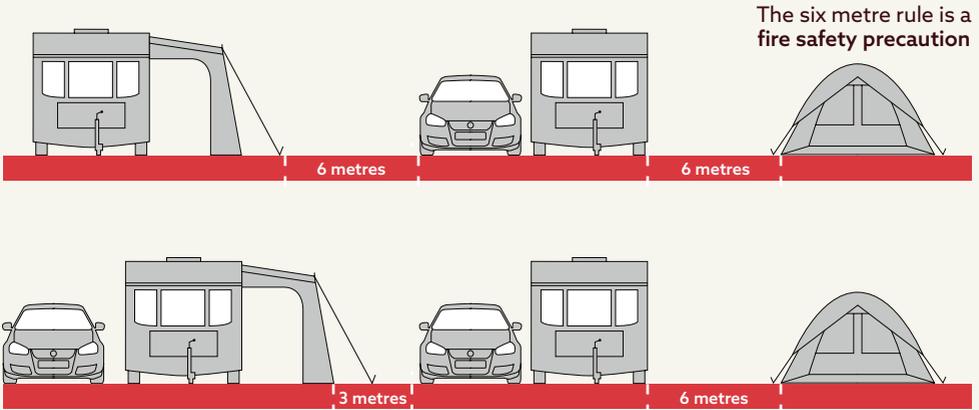
**Exclusive to members  
Join here today**



# Preparing the ground

With the basic requirements met, you can start thinking about the site layout. We recommend allowing an area of at least 11m<sup>2</sup> per pitch, to accommodate a typical caravan with an awning to the side and pup tent behind.

You should always ensure a six metre gap between units, whether your pitches are marked or not. Use this diagram as a guide.



An example of the 6m rule in practice

# What you can expect from us

## A direct line to an expert team

We are dedicated to supporting landowner's enquiries. You'll have a direct line to the team, by phone or email, with a friendly expert on hand to help.

## Regular updates on your application

When you apply, we'll take care of the admin, liaising with local authorities (and neighbours, where applicable) keeping you informed of progress along the way.

## Visits and support

One of our Site Development Officers will visit you at the outset to advise on the work that needs to be done and again to check everything when it's finished. They'll come back each year, to make sure things are running smoothly and to offer any advice or guidance you might need.

## Site owners' newsletter

You'll receive regular updates from the Club, filled with information, advice and offers specifically for site owners.

## Annual site certificate

We'll issue this to you each year, permitting the 'change of use' on your land.

## And in return...

All we ask is that you look after your site and our members. Our site rules are there to protect you, your campers and the surrounding community. You can find them on our website.



# Getting campers on sites is what we do

Your new campsite needs visitors to make it a success. In return for an annual certification fee of £125.00\* (excl. VAT) the Club will provide:

- Access to over 700,000 members searching for sites
- A listing in our online campsite directory **siteseeker.co.uk** which generates millions of page views
- A listing in our **SiteSeeker** app
- An entry in the printed SiteSeeker guide, the UK's most comprehensive campsite directory
- Branded signage for your site entrance
- Joining booklets for non-members, with commission paid for those that stay with you

In addition, you'll also receive a **complimentary digital membership** of the Club, entitling you to a huge range of member benefits, including reduced pitch fees, special offers and discounts on days out and retail purchases.

Member-only sites			
 <p>001 Map ref: LA From £23pp</p> <p>Upper Craxton Upper Craxton, Southport, Aberdeenshire, AB39 2TU On site a lovely, sheltered three acre, level car site, with excellent views, extensive grass area, excellent picnic site, and abundant wildlife. We are pet friendly, and welcome for adults.</p> <p>Off site There are many local attractions within three miles of the site, such as Lochmaben, Southport, and the Forth. There are many excellent heated pools, Southleigh Nature Reserve and great restaurants and pubs. Web: <a href="http://www.abccertification.com">www.abccertification.com</a></p>	 <p>002 Map ref: LA From £23pp</p> <p>Purgatory Farm Upper Craxton, Southport, Aberdeenshire, AB39 2TU On site a lovely, sheltered three acre, level car site, with excellent views, extensive grass area, excellent picnic site, and abundant wildlife. We are pet friendly, and welcome for adults.</p> <p>Off site There are many local attractions within three miles of the site, such as Lochmaben, Southport, and the Forth. There are many excellent heated pools, Southleigh Nature Reserve and great restaurants and pubs. Web: <a href="http://www.abccertification.com">www.abccertification.com</a></p>	 <p>003 Map ref: LA From £23pp</p> <p>Roscoe campsite Upper Craxton, Southport, Aberdeenshire, AB39 2TU On site a lovely, sheltered three acre, level car site, with excellent views, extensive grass area, excellent picnic site, and abundant wildlife. We are pet friendly, and welcome for adults.</p> <p>Off site There are many local attractions within three miles of the site, such as Lochmaben, Southport, and the Forth. There are many excellent heated pools, Southleigh Nature Reserve and great restaurants and pubs. Web: <a href="http://www.abccertification.com">www.abccertification.com</a></p>	
 <p>004 Map ref: LA From £23pp</p> <p>SCAN FOR MORE QR code for more information on this campsite</p>	 <p>005 Map ref: LA From £23pp</p> <p>Lochmaben Campsite Upper Craxton, Southport, Aberdeenshire, AB39 2TU On site a lovely, sheltered three acre, level car site, with excellent views, extensive grass area, excellent picnic site, and abundant wildlife. We are pet friendly, and welcome for adults.</p> <p>Off site There are many local attractions within three miles of the site, such as Lochmaben, Southport, and the Forth. There are many excellent heated pools, Southleigh Nature Reserve and great restaurants and pubs. Web: <a href="http://www.abccertification.com">www.abccertification.com</a></p>	 <p>006 Map ref: LA From £23pp</p> <p>Lochmaben Campsite Upper Craxton, Southport, Aberdeenshire, AB39 2TU On site a lovely, sheltered three acre, level car site, with excellent views, extensive grass area, excellent picnic site, and abundant wildlife. We are pet friendly, and welcome for adults.</p> <p>Off site There are many local attractions within three miles of the site, such as Lochmaben, Southport, and the Forth. There are many excellent heated pools, Southleigh Nature Reserve and great restaurants and pubs. Web: <a href="http://www.abccertification.com">www.abccertification.com</a></p>	

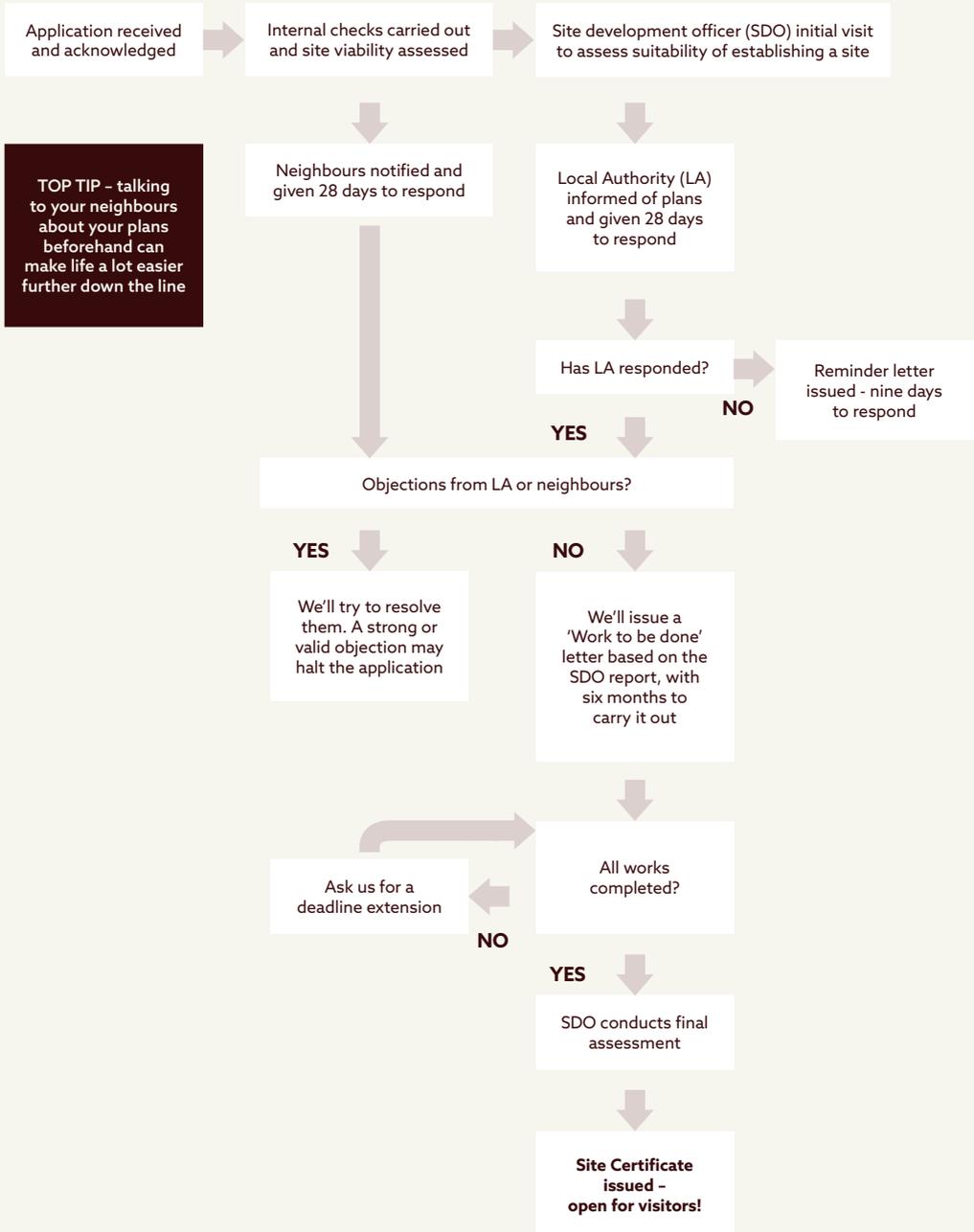
Scotland



\* Fee subject to change, payable prior to site certification.

# From application to opening

Here's what we do to get you up and running.



# Start your application.

We're here to make opening your Certificated Site as simple and straightforward as possible.

For further information and to apply online click [here](#).

There's no obligation and nothing to pay upfront. If you feel opening a site is no longer right for you, just let us know and we'll close the application for you.

## Getting in touch

Got a query about your plans?  
Feel free to contact the team.

Call **024 7647 5198**

8.45am to 4.45pm

Monday to Friday

Email [ExemptedCampingTeam@campingandcaravanningclub.co.uk](mailto:ExemptedCampingTeam@campingandcaravanningclub.co.uk)