

Would my land be suitable for a 5 pitch touring Certificated Location?

The CL network has been established over 60 years and being part of the largest Club in the UK, the Caravan and Motorhome Club is in a privileged position to be able to issue annual certificates to landowners to operate small, 5 pitch touring sites called **Certificated Locations (CLs)** for use by members of its Club.



CL: Oaklands Farm; Peterborough

A CL does not require a site licence but to set up a site for our Club members, a current CL Certificate will need to be applied for from the Club (*in some areas, the Club is required to apply for full planning*).

Before pressing the 'Apply Now' button, we've shared below some further advice that you may need to consider which we hope you'll find useful.

We would like to emphasise at this point that you should not do any work on your land to create a 5 pitch CL until you have completed the Club's full application process and you've received written confirmation advising on the outcome of your application.

Useful information to think about before applying to set up a 5 pitch touring Certificated Location

Do you live on site?

It is preferred that CL Owners live on site or next to the proposed site in case of an emergency. We may consider a site if you live close by or have someone managing the site on your behalf but these applications will be reviewed on a case by case basis.



CL: Keen Ground Farm, Cumbria

Would my land be suitable?

Type of Land

To accommodate 5 vans, we're looking for a minimum of half an acre of flat or fairly level land, with easy access to get on and off the site. However, if your land can only accommodate 3 or 4 vans, we would still consider an application. Other points to consider:

- If your land doesn't drain well in the Winter months you may wish to consider being a seasonal site and close in the wetter months.
- If you are in a [Flooding Zone 3](#) it may be possible to move forward with your application but we'll be guided by the Environment Agency and Local Authority.
- If your land sits within a National Park or an Area of Outstanding Natural Beauty, we will automatically consult with the relevant authorities. However, you may choose to have an informal discussion with your relevant authority prior to an application to gauge whether they would be in support of a CL application.
- If you undertake other commercial activities on your land such as rallies, yurts, pods, other caravanning or camping the CL needs to be completely separate and a stand alone site.

- Safe access to the site from any public highway needs to be provided, with good visibility in both directions on exit, and not close to any blind bends

You can only use one exempted Certificate on your land, so if you are currently operating or applying for an exempted Certificate with another organisation, then that Certificate / application would have to be withdrawn before you could proceed. Please be aware that if there are any restrictive covenants on the land it may prevent it being used as a CL site.



CL: Mewslade View, Swansea

Access Roads

- Are the roads wide enough and safe enough for a car and caravan to use?
- If a country lane, are there regular passing places?
- If on a main road, is there good visibility for a car and caravan to pull on to or off safely?



CL: Well House, Northumberland

Entrance to the site

- If there is a gate or walled entrance to the property, can a large vehicle access it easily? Entrances need to be at least 3.66 metres wide.
- If there is an entrance gate, is it set far enough back (at least 15 metres) from the road for our Members to pull in safely?



If this is not the case and your access needs improving, is there the space to achieve this? You may need to speak to your Local Authority about any possible planning permission requirements.

CL: Trevose Cottage, Cornwall

CL: Hillview Country Park, Worcestershire

Shared Access/Roads

You will require consent from any shared parties to ensure that they are happy for our members to use/access the site.

Maintenance of these roads will be required to prevent any damage to members' vehicles.

What facilities do I need to provide?

Local authority requirements differ around the country so before you start on any works it is advisable to approach your local planning authority to informally discuss your proposal in relation to the essential works for a CL to see if planning permission may be required for any of the following elements.

Just a quick reminder: Please don't do any work on your land to create a 5 pitch site until you have completed the Club's full application process.

Chemical Emptying Point / Chemical Rinsing Tap (not for drinking)

Our members will require somewhere to empty their waste tanks. If you are planning to discharge the waste into the main sewage system please speak with your local Waste Water service provider or Environment Agency to ensure they are happy for you to do that as the

chemicals used in the caravan toilets may not be suitable for direct discharge into the main sewage.

If your site is not connected to mains sewage the most commonly used system is a sealed holding tank to avoid ground contamination. Due to the chemicals used in chemical toilet fluid, black toilet waste should not be disposed of through septic tanks or small sewage treatment plants without a certain amount of planning oversight and authorisation before they can be installed or used. For more information on the latter, please click [here](#).

Sealed tanks can come in a variety of sizes and prices. The frequency of emptying them is dependent on size, the number of members on site and water usage. An average cost to empty a sealed tank is approx £110 depending on the above and needs to be carried out by an accredited waste company or individual.

All chemical emptying points (CCEP) must have a rinsing tap beside them for washing down the area.

Here are some examples of an emptying point.



CL: Rock Point, Herefordshire



CL: Riverside, Cumbria

Grey Water disposal

Our Members will require a place to dispose of their grey water (water coming from domestic use such as sinks, washing up, showers etc)

- This may be via the Chemical Closet Emptying Point (CCEP) or a separate grey water drain may be provided (if separate, an additional rinsing tap is required to wash down the drain or grey water container).
- A drive-over grey water waste point would be ideal for motorhomes but is completely optional. The covered drain should be able to take grey water waste and be located where members could easily manoeuvre around it and use it.



- CL: Viewforth Meadow, County Durham

Drinking Water

You need to supply a safe and drinkable water supply on your CL. Most CLs are on mains water, however, non-mains water is acceptable as long as it is tested on an annual basis and copies of the test certificate are to be sent to the Club.

A Drinking Water Tap:

- Needs to comply with Local Authority/Water Company requirements.
- Owners must ensure taps are working throughout winter on all year sites.
- The tap should be mounted 75-90cm above ground level and be firmly fixed to a rigid vertical support such as a wall or a wooden post.
- A hose must not be attached to this tap.

You may need to consult with the water supply company and local authority for approval to connect to and distribute water from the public mains.

Waste Bins

Large covered bins for the disposal of everyday dry refuse and recycling will need to be provided.



CL: Old Field Bungalow, Shropshire

Optional Facilities

It's worth noting that any development works that a landowner undertakes on their land, which may relate to the CL, are the responsibility of the landowner and it is for them to consult with their local authority and submit a planning application if appropriate.

Just a quick reminder: Please don't do any work on your land to create a 5 pitch site until you have completed the Club's full application process.

Electric Hook- Ups

Electric hook-ups aren't essential to setting up a CL but member demand for this facility is high; around 80% of the CL network offers electric hook-ups to members.

If you are looking to provide electric hook-ups you will need to speak to a qualified electrician regarding costs and installation. You will need to take into consideration the distance of the proposed site to a power supply and the length of cable required to reach the site which will have an impact on the cost. Each van will need to connect using a max 25 metre cable. A 16 amp supply to each hook up point is most commonly used on the CL network.

CL owners have the option to include their electricity costs in their night price or they can charge for electricity on top but this must be compliant with OFGEM guidance, CL owners must not make a profit from these electricity charges. <https://www.ofgem.gov.uk/>.

With the increasing use of electric vehicles you may also want to consider if you will provide or allow electric vehicle charging on your site.



CL: White House Farm Caravan Park, Shropshire

Toilet/Showers

Most caravans or motorhomes will have their own toilet/shower facilities on board, however if you wish to provide these facilities you can.



CL: Pen Yr Orsedd, Gwynedd

Hardstanding Pitches

There is no requirement for our pitches to have hardstanding. If you would like your site to be open all year, or your ground is slow draining or boggy in wet weather then you may find hardstanding a suitable option.

Hardstanding can be created using tarmac or a hardcore/gravel surface on top of a plastic membrane. You can have just the pitches as hard standing, however, if your land does get very boggy in wet weather then a 3 metre wide track would be recommended from the gate to the pitches to prevent vehicles getting stuck or damaging your ground.



CL: Firtree, North Yorkshire

Managing your CL

You set the prices and any day to day site rules. Members will phone or email you directly about availability and to make bookings (you may opt to use an external online booking system). When operating a CL, you just need to remember:

- Only take bookings from Caravan and Motorhome Club members.
- When members phone to book, tell them all about your charges and your site so their expectations are met when they arrive.
- Only five vans (caravans, motorhomes or trailer tents) at a time on site.
- Visitors must be touring for leisure with their caravan or motorhome.
- No caravan or motorhome should stay for more than 28 days at a time.
- Sites are for recreational use and not for storage or permanently sited vans.
- No tents on site.
- At the time of opening your CL, you will need to become a member of the Club and maintain that membership for the duration of you operating and owning the CL.

Advertising:

We'll do it for you. As you can only take Club members we will provide them with the information about you on our website, UK Sites App and in the Sites Directory and Handbook. Our website provides the most detailed and up-to-date listing of CLs for members and is regularly updated to keep them informed of the latest additions, any changes and site closures. Approximately 80% of members are registered to use the website and search for sites in this way. You will be able to provide photos and information about your site to encourage members to book.

Next Steps

If you need any further advice before completing an application form and would like to talk to us, please give us a call on 01342 778297 or email us at clresponse@camc.com

It's completely free to complete an application form so if you would like to proceed, our application form is [here](#). We would love to hear from you.