



**This is a guide to help you decide if you want to operate as a campsite or an Aire.  
It is designed to explain the main differences of the two sites operating with a 5 unit exemption certification.**

#### **Advantage of a Campsite:**

- Open to Caravans and motorcaravans.
- Can be grass.
- Can operate on sloping or uneven ground.
- Tend to book for longer stays as they are setting up camp.
- A full facility site can command a higher nightly fee.

#### **Disadvantage of a Campsite:**

- Cost of initial set up.
- Requires 6m spacing with provision for erecting awnings on each pitch.
- Pitches need to be mown regularly as they are used for external camping equipment.
- Policy required to manage the use of groundsheets to prevent damage to grass.
- You need to provide water, black waste and grey waste emptying, litter bin or recycling.
- You need to operate a booking system and decide if you require deposits as sites are often booked months in advance.
- If you operate through one of the big clubs you are restricted to members only a need to record membership details.
- Caravans often request electric hook up on sites, which are expensive to install and must be tested regularly.
- Caravans often request toilets and showers which incurs set up cost and increase cleaning and maintenance costs.
- Although stays tend to be longer the season is mainly 6 months, Easter to October.
- Due to booking a long time in advance you will get an high level of cancellations or no shows.
- As visitors are camping and gathering outside or in their awnings there will be some noise.

#### **Advantage of an Aire :**

- Low cost or zero cost to set up.
- As these are for self contained motorcaravans to park overnight there is no requirement for an area to set out for equipment or awnings.
- Motorcaravans tour all year round.
- Due to the nomadic nature of touring motorcaravans there is no requirement to book in advance although for your own convenience you may ask for 24 hour notice.
- No requirement to operate a booking system.
- Aires are open to non members so there is no requirement to maintain records or carry out membership checks.
- Can operate as an unmanned site.
- No deposit required.
- No cancellations or no shows.
- There is no requirement to add water or waste points although if provided this will provide more income as you will be able to charge higher site fees and will have the ability to attract passing trade.
- No requirement for litter bins but again would be beneficial.
- No requirement for electric hook up.
- No toilets or showers as Aires are for self contained motorcaravans only.
- No issues with noise as Aires are not campsites so all activities take place within the vehicle unless as a private site you allow the use of camping chairs.

#### **Disadvantage of an Aire :**

- Needs to be reasonably level ground.
- Due to the weight of motorcaravans grass is not suitable if wet or soft, unless recycled plastic grids or other surfaces are used. Hard standings will allow year round use.
- Self contained motorcaravans only.
- Max stay 48 hours (this is normal but this is not a condition of the site licence).