

Hosting campers at your place

What it involves, what it does not,
and the rules that apply.

RoamStops · roamstops.com · hello@roamstops.com

The short version

Campervan and motorhome travellers need somewhere to stop for the night. You have a car park, a yard or a field that is empty after closing. If you let them use it, most of them will eat, drink or buy something while they are there — and unlike a campsite, they arrive self-contained and leave in the morning.

It is free to list, you set every condition, and you can stop at any time.

You are probably already on our map. Travellers add places they have stayed. Claiming your listing means *you* decide what it says, rather than a stranger who parked there once.

What you actually control

Everything below is yours to set, and every traveller sees it **before** they set off — which is why the vans that turn up are the ones that fit.

You decide	Example
How many vans	4 spaces
How big	Nothing over 8 metres
When they may arrive	Between 16:00 and 20:30
When they must leave	By 11:00
What it costs them	Free, free if they eat in, a redeemable deposit, or a pitch fee
House rules	Dogs yes, awnings no, generators no, quiet after 23:00
Which nights	Block out functions, weddings, or the whole of August

Change any of it whenever you like. Pause the listing in one tap. End it in two.

What it is not

Being clear about this saves everyone's time.

- **It is not a campsite.** No pitches, no hook-up expected, no facilities required. Most travellers want a level surface and to be left alone.
 - **It is not a booking obligation.** Unless you switch on reservations, nobody has a guaranteed space and nobody can hold you to one.
 - **It is not open season.** You are not agreeing to be findable at 2am by anyone with a van. Arrival windows are enforced in our route planner, not just written down.
 - **It is not a commitment.** Quarterly, we ask one question: are campers still welcome? One tap either way.
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What is in it for you

Honest answer: it depends on what you sell.

Pubs and restaurants. The common arrangement is *free if you eat in*. A couple arriving at six who eat, drink and leave by eleven is a covered table on a quiet Tuesday. Hosts on similar schemes typically see the spend, not the pitch fee, as the point.

Farms and rural businesses. A field corner that earns nothing becomes a small, steady income — or a route to selling eggs, meat, produce and firewood to people who are already there and already interested.

Car parks and attractions. Overnight use of space that would otherwise sit empty, plus next-morning visitors.

Everyone. You appear in route searches. Travellers plan a week ahead, and a place that is on the way at the right time of day gets chosen over a better place that is not.

We will not promise you a number. Anyone who does is guessing.

The rules — plainly, and then properly

This is general guidance, not legal advice. Your council is the authority on your specific site, and a five-minute phone call to their planning duty desk is worth more than any pack. What follows is what to ask them about.

England and Wales

Planning permission. Using land for something other than its normal purpose can count as a "change of use", which may need permission. In practice:

- A pub car park letting a few campers stay overnight is usually treated as incidental to the existing business. Usually — not always, and not automatically.
- A field taking vans regularly is more likely to be seen as a material change of use.
- The scale, frequency and permanence all matter. Two vans occasionally is a different conversation from twenty every weekend.

The "28-day rule" — mostly superseded. You will hear this quoted constantly. In England it has largely been replaced by a 60-day permitted development right for temporary recreational campsites, introduced in 2023, with the older camping route withdrawn from July 2024. The newer right allows more days and up to 50 pitches, but carries its own conditions.

Two things matter more than the day count:

- It has never covered running a caravan site. That sits under separate licensing law.
- Vehicles are not tents. If your visitors arrive in motorhomes rather than under canvas, a camping permitted development right may not be the relevant rule at all.

Ask your council specifically about *motorhomes*, not about *camping*. They are different questions and you will get a different answer. See our fuller explanation: [the 28-day rule, explained](#).

Caravan site licensing. The Caravan Sites and Control of Development Act 1960 requires a site licence for land used as a caravan site — but includes exemptions, including arrangements operated through certain exempted organisations, and limited use by small numbers of units. Which exemption applies, if any, depends on your setup.

Exempted organisation certificates. Bodies such as the main caravan clubs can issue certificates allowing a small number of units on a site without a full licence. Many farm and pub stopovers operate this way. Worth asking about if you want more than occasional use.

Scotland

Different regime. Planning and licensing sit under Scottish legislation, and the Scottish Outdoor Access Code covers responsible access — though it does not extend to motorhomes parking overnight, which is a common misunderstanding. Check with your local authority.

Everywhere

- **Insurance.** Tell your insurer. Most business policies handle this without fuss, but "I did not think to mention it" is a bad conversation to have after an incident.
- **Fire and access.** Keep vehicles clear of fire exits and access routes.
- **Waste.** You are not obliged to take chemical waste, and most hosts do not. Say so on your listing and travellers will arrive having planned around it.
- **Alcohol licensing.** If people are staying on your premises, check whether your licence conditions have anything to say about it.

What we ask of you

Very little, deliberately.

1. **Prove the place is yours.** An email at your own domain, a call to your listed number, Companies House, or a posted code. Minutes, usually.
2. **Set your terms.** The table at the top of this pack.
3. **Make the declaration.** One explicit confirmation that campers are welcome on those terms. This is what puts **Host Confirmed** on your listing, and it is deliberately a separate step from proving ownership — you may claim your listing and decline campers entirely.
4. **Answer once a quarter.** "Still welcoming campers?" Yes or no.

If you stop answering, the badge ages and then lapses. That is not a penalty — it is the whole reason travellers trust the badge in the first place.

What we ask of travellers

So you know what turns up.

- Arrive within your window, leave by your time
- Self-contained — no waste on your ground
- No awnings, chairs or encampment unless you have said it is fine
- Buy something, where that is the arrangement
- Leave it as they found it

Travellers have profiles and stay histories. You can see who is coming and in what, before they arrive.

What it costs

Nothing. No listing fee, no commission on a meal, no card.

If you later want reservations, or to appear higher in searches along a corridor, those are paid options — and we will tell you plainly what they do. Paid promotion moves you **within your status tier** and is labelled as promoted. It can never buy the Host Confirmed badge, change your score, or put you in front of someone whose van does not fit. If money could buy that badge, nobody would trust any of them — including yours.

Getting started

1. Find your place at roamstops.com — you may already be there
2. Claim it
3. Set your terms and make the declaration
4. You are live
5. We send you a pack to tell your own customers — a window sticker, an arrival card, a post for your Facebook page and a badge for your website, all ready to print or paste. You post it on your own accounts, to your own customers. We do not post on your behalf.

Questions, or you would rather talk it through with a person: hello@roamstops.com

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