

# **How to use Manage My Land**







Produced by the Welsh Government

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#### Introduction

This guide explains how to use Manage My Land to inform us of land registrations, new or changed permanent features, boundary changes, and transfers of land, i.e. purchases / sales / rentals.

You are advised to read this guide in conjunction with any relevant sections of the current Single Application Rules Booklet before completing your submission.

If you require any help or advice when using Manage My Land, please contact the Rural Payments Wales (RPW) Customer Contact Centre via your RPW Online Messages or by telephone on 0300 062 5004.

You may also wish to seek professional advice before completing your submission. Please note, however, that it is your responsibility to ensure that the information you provide is correct. Although this guide provides general advice, it cannot cover every possible situation that might arise.

You should remember that penalties apply for breaches of scheme rules and that loss of payments may result if you fail to follow the advice provided in this guide.

Your Manage My Land submission must be submitted within 30 days of the change you are notifying us of taking place. Failure to report any changes within this timescale could result in the application of penalties and may result in a reduction or exclusion of aid.

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#### When do I need to use Manage My Land?

You should use Manage My Land to inform us when you:

- need to register land not already registered with RPW
- need to inform us of new or changed permanent features
- divide, combine or change the boundary of a land parcel on a permanent basis\*
- buy or sell land permanently
- start renting land in or out
- end a rental earlier than previously confirmed.

<sup>\*</sup>Permanent changes will relate to situations where you have created or removed a feature such as a hedge, fence, wall or ditch or in any case where you expect the change to last for a considerable period (five years may be taken as a guideline).

The Manage My Land submission must be submitted within 30 days of:

- any land change taking place
- the completion date of the permanent transfer of land
- · the start date for the rental of land
- the rental end date changing.

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# Who should complete the submission?

The Manage My Land submission can be completed by any party with an interest in the land parcel (i.e. the owner or renter of the land parcel), or someone authorised to act on their behalf. Only one customer needs to complete a submission for a change.

However, changes of occupancy of land that is under an Agri-environment scheme commitment should be submitted by the customer who has the commitment.

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#### What is an Action?

The Actions currently available on Manage My Land are displayed in the **What would you like to do?** list and are as follows:

• Land Transfers and Tenancies

Transfer Land In

Transfer Land Out

**End Tenancy** 

- Register Land
- Boundary Maintenance

Add a Boundary (Split a Land Parcel)

Remove a Boundary (Merge Land Parcels)

Move a Boundary

Maintain Permanent Features.

You can inform us of multiple land transfers, to or from multiple customers, using the same Manage My Land submission.

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## Who has management control of the land?

For all notifications of rental of land, we must be informed whether the customer renting the land in has full management control for that land. This required level of management control for rented land may generally only be achieved where the tenant is:

- a tenant who has 'exclusive occupation' under either the Agricultural Tenancies Act 1995 with a Farm Business Tenancy, or a full Agricultural Holdings Act 1986 tenancy
- a tenant with an unwritten tenancy with the same level of control as the above.

If you are a grazier (licensee) who only has access to the land by a grazing licence giving permission to e.g. take grass by mowing or grazing with sheep and/or cattle, with no further responsibilities in terms of boundary maintenance/repair, soil management etc. you will not be in a position to have 'management control' of that land. You will therefore not need to inform us of your use of that land as a grazier, and must not declare that land on your Single Application Form (SAF).

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## **Cross Compliance**

If you are claiming payments under any scheme subject to Cross Compliance you are responsible for making sure Cross Compliance requirements are met for the whole calendar year. This applies even if you do not occupy the land for the entire year. For example, if you were to take on some agricultural land on 10 April and it forms part of your holding on 15 May, you would be liable for any Cross Compliance breaches that occurred since the start of the year, including any period between 1 January and the date you took on the land. There is one exception to this rule. If the transferor in this case submits a claim in that calendar year, they will be liable for Cross Compliance breaches during the period that the land was at their disposal. Similarly, if you transferred land out after 15 May, you would remain responsible for ensuring that the Cross Compliance requirements relating to that land were met until the end of the calendar year. Again, however, if the transferee submits a claim in that calendar year, they will be liable for Cross Compliance breaches during the period that the land was at their disposal.

Therefore, if you are transferring land (either in or out) during the year, you should carefully consider the terms of any contractual arrangements between you and the transferor or transferee.

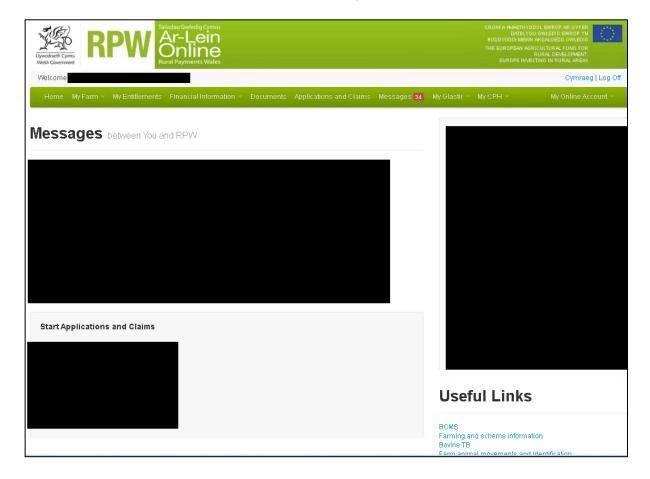
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# **RPW Online Homepage**

Log into your RPW Online account using your existing User ID and Password. If you are not an existing RPW Online customer you can register by clicking on the 'Register' link on the same page. If you are encountering problems or are unable to access your online account, please contact the Customer Contact Centre on 0300 062 5004.



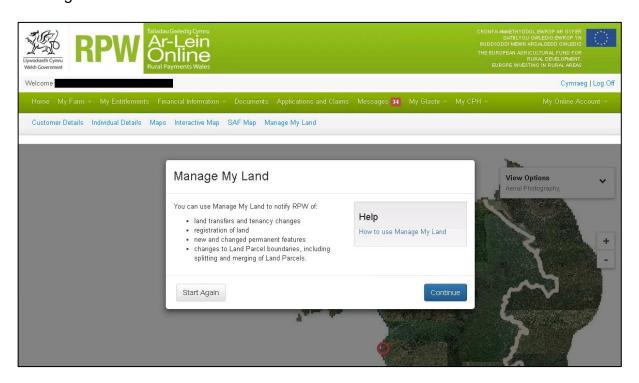
Once logged into your online account the RPW Online 'Home' page will appear. (Agents or Farming Unions acting on customer's behalf will see this once they have selected the customer from their customer selection screen.)



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# **Manage My Land**

Manage My Land is available on your 'My Farm' tab. The first screen also includes a link to this guide.



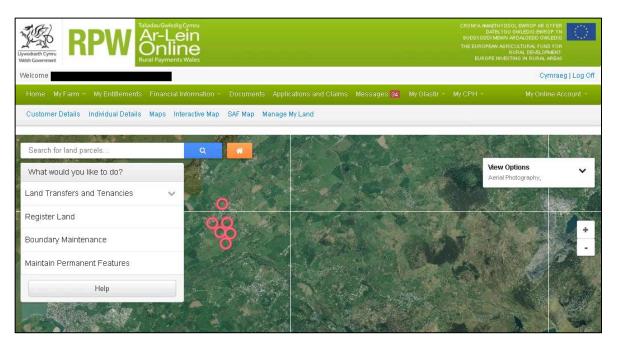
Click the 'Continue' button to proceed.

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# What would you like to do?

Select the Action you wish to inform us about.

If you wish to inform us about more than one type of Action, select one of these options and you can return to this screen to select others later.



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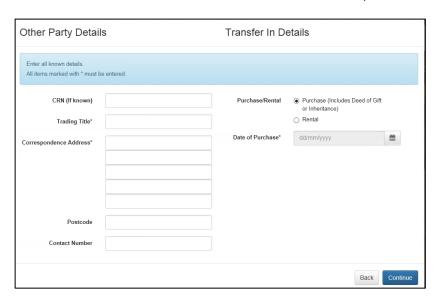
#### **Land Transfers and Tenancies**

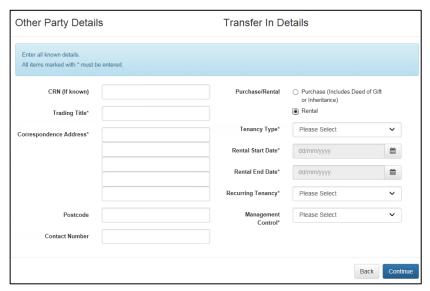
#### **Transfer Land In**

In the **What would you like to do?** list select Land Transfers and Tenancies and choose Transfer Land In from the drop down list.



Enter all known Other Party Details on the left-hand side. The right-hand side defaults to Purchase and you must enter the Date of Purchase (first screen below). If you are renting land in, select Rental and enter the rental details (second screen below).





**Tenancy Type** You should only inform us of rentals under one of the following Tenancy Types:

- Full Agricultural Tenancy (as regulated by the 1986 Agricultural Holdings Act)
- Farm Business Tenancy (as regulated by the 1995 Agricultural Tenancies Act)
- Unwritten Tenancy.

If you are a grazier (licensee) who only has access to the land by a grazing licence giving permission to e.g. take grass by mowing or grazing with sheep and/or cattle, with no further responsibilities in terms of boundary maintenance/repair, soil management etc. you will not be in a position to have 'management control' of that land. You will therefore not need to inform us of your use of that land as a grazier, and must not declare that land on your Single Application Form (SAF).

**Rental End Date** For indefinite or long term rentals with no known end date, enter the Rental End Date as 01/01/2040.

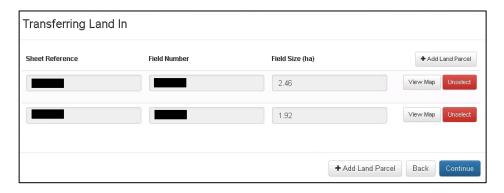
**Recurring Tenancy** Only select Yes if the rental period is for less than 12 months, and exactly the same dates apply for future years.

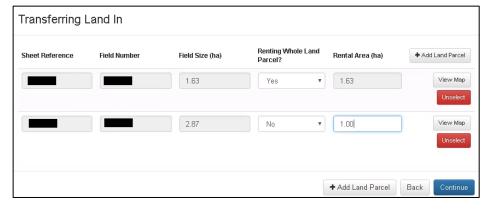
**Management Control** Confirm whether you have full management control for the land you are renting in. This required level of management control may generally only be achieved where you are a tenant who has 'exclusive occupation' under either the Agricultural Tenancies Act 1995 with a Farm Business Tenancy, a full Agricultural Holdings Act 1986 tenancy, or an unwritten tenancy with the same level of control as these.

Once you have entered all details, click Continue.

Clicking Back returns you to **What would you like to do?** and removes all of the information you have input on this page.

You must then enter the land parcel details for each land parcel being transferred in for which the Other Party Details and Transfer In Details recorded on the previous screen apply. The first screen below is for a Purchase, the second is for a Rental In.



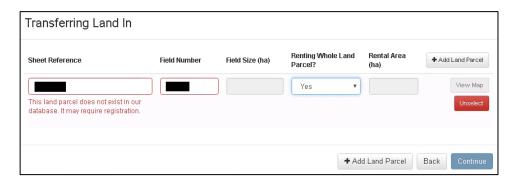


The total Field Size for the selected land parcels will display. For rentals, you must confirm if you are renting the whole land parcel or not. If you are not, you must confirm the Rental Area.



You can select to 'View Map' for the selected land parcel(s) if you wish. Selected land parcels display as yellow. Clicking '< Back' will return you to the Transferring Land In screen.

Clicking 'Unselect' will remove the selected land parcel from the Transfer Action.



If the land parcel does not exist in our database, the above error message will appear. Check the Sheet Reference and Field Number you have entered are correct. If you have entered incorrect details you can amend these and continue. If the land parcel has not yet been registered with us you will need to register it instead of transferring it in. You should click 'Unselect' to remove this land parcel and add others. Click 'Back' to return to the previous screen if this was the only land parcel you are telling us about under this Transfer Action and you wish to inform us of a different Action or to register the land parcel. If you have selected other land parcels as part of this Transfer Action you should select 'Continue' to proceed with these first.

**Important**: Remember, if you are both buying and renting in, or there is more than one Other Party, you must complete these as separate Transfer Actions.

# Example:

Action 1: Buying 3 land parcels from Jones Bros on 10/01/2018

Action 2: Buying 2 land parcels from Jones Bros on 20/01/2018

Action 3: Buying 2 land parcels from Smith & Son on 20/01/2018

Action 4: Renting In 1 land parcel from Smith & Son 10/01/2018 – 20/06/2025

Action 5: Renting In 4 land parcels from Smith & Son 18/01/2018 – 20/06/2025.

In this example you have to complete 5 Actions because Actions 1 & 2 have a different Date of Purchase; Actions 2 & 3 have a different Other Party; Actions 4 & 5 have a different Rental Start Date.

When you have entered all land parcels relevant to the Transfer Action you are informing us of, click 'Continue'.



The Land Parcel(s) Transferred In screen shows the detail of the Transfer Action you have entered. If all entries are correct click 'Continue'. If you need to make any amendments click 'Back'.



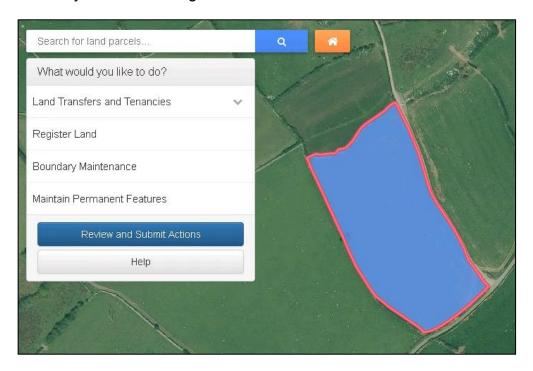
The Summary screen lists all the Actions added for this submission. A red cross indicates you have not viewed a tab, or that it contains errors. All errors must be resolved before submission. An amber circled 'i' indicates Information Messages. These will not prevent a submission. A green tick indicates the tab has been viewed and does not contain any errors or information messages we know of.

You can View / Change any Actions and will see the following screen, or equivalent for other Actions, if you do so.



If you are happy with the details shown click Back to return to the previous screen, otherwise you can choose to Make a Change or Cancel Action.

If you have further Actions to add click 'Add New Action'. Once you have added all the Actions you are informing us of click 'Declare and Submit'.



As you add new Actions, the land parcels which have an existing Action on them which have not yet been submitted will be in a Draft status and display as blue.

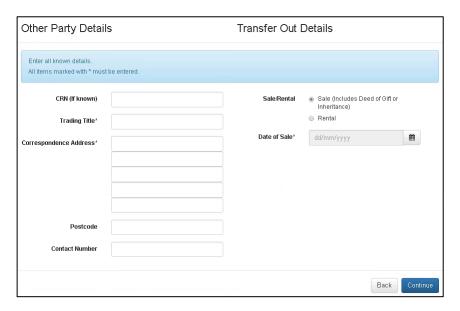
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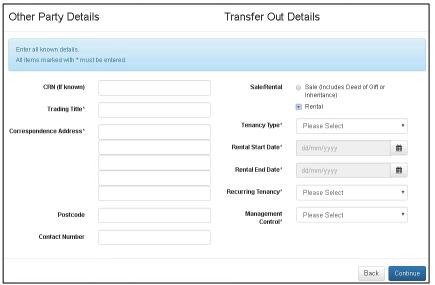
#### **Transfer Land Out**

In the **What would you like to do?** list select Land Transfers and Tenancies and choose 'Transfer Land Out' from the drop down list.



Enter all known Other Party Details on the left-hand side. The right-hand side defaults to 'Sale (includes Deed of Gift or Inheritance)' and you must enter the Date of Sale (first screen below). If you are renting land out, select 'Rental' and enter the rental details (second screen below).





**Tenancy Type** You should only inform us of rentals under one of the following Tenancy Types:

- Full Agricultural Tenancy (as regulated by the 1986 Agricultural Holdings Act)
- Farm Business Tenancy (as regulated by the 1995 Agricultural Tenancies Act)
- Unwritten Tenancy.

If you are renting the land out under a grazing licence to someone who only has access to the land by a grazing licence giving permission to e.g. take grass by mowing or grazing with sheep and/or cattle, with no further responsibilities in terms of boundary maintenance/repair, soil management etc. the licensee will not be in a position to have 'management control' of that land. You will therefore not need to inform us of their use of that land as a grazier. You should still declare such land on your Single Application Form (SAF) if you are farming the land and have full management control of it.

**Rental End Date** For indefinite or long term rentals with no known end date, enter the Rental End Date as 01/01/2040.

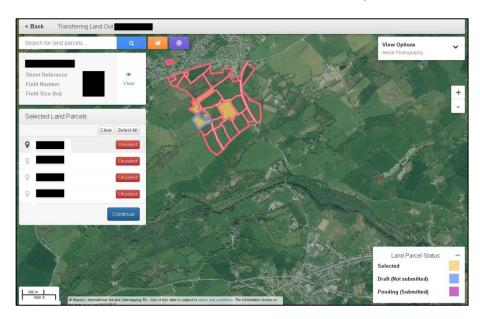
**Recurring Tenancy** Only select 'Yes' if the rental period is for less than 12 months, and exactly the same dates apply for future years.

**Management Control** Confirm whether you are renting the land out with full management control. This required level of management control may generally only be achieved where the tenant has 'exclusive occupation' under either the Agricultural Tenancies Act 1995 with a Farm Business Tenancy, a full Agricultural Holdings Act 1986 tenancy, or an unwritten tenancy with the same level of control as these.

Once you have entered all details, click 'Continue'.

Clicking 'Back' returns you to **What would you like to do?** and removes all of the information you have input on this page.

You must then select the land parcels being transferred out for which the Other Party Details and Transfer Out Details recorded on the previous screen apply.



You can select the land parcels you are selling or renting out in any of the following ways:

- 1) If you are selling all land parcels you own to the same person and on the same date, click 'Select All'. Any which do not then display as yellow are not recorded by us as owned by you. If this is incorrect, and you own or owned them and are selling them, you can add them to your selection individually.
- 2) Enter the Sheet Reference or Field Number in the 'Search for land parcels...' box.
- 3) Click on the land parcels on the map
- 4) Use the Target Tool ...

**Important**: Remember, if you are both selling and renting out, or there is more than one Other Party, you must complete these as separate Transfer Actions.

# Example:

Action 1: Selling 3 land parcels to Jones Bros on 10/01/2018

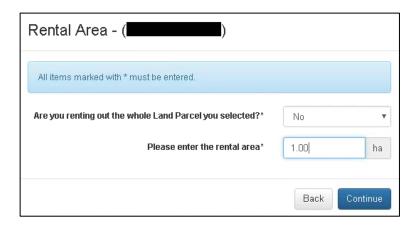
Action 2: Selling 2 land parcels to Jones Bros on 20/01/2018

Action 3: Selling 2 land parcels to Smith & Son on 20/01/2018

Action 4: Renting Out 1 land parcel to Smith & Son 10/01/2018 – 20/06/2025

Action 5: Renting Out 4 land parcels to Smith & Son 18/01/2018 – 20/06/2025.

In this example you have to complete 5 Actions because Actions 1 & 2 have a different Date of Sale; Actions 2 & 3 have a different Other Party; Actions 4 & 5 have a different Rental Start Date.



For rentals, you must confirm if you are renting out the whole land parcel or not. If you are not, you must confirm the rental area, then click 'Continue'.

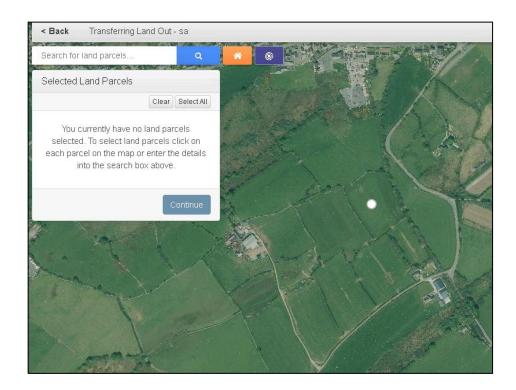
Clicking 'Back' returns you to **Search for land parcels** and removes the currently selected land parcel.



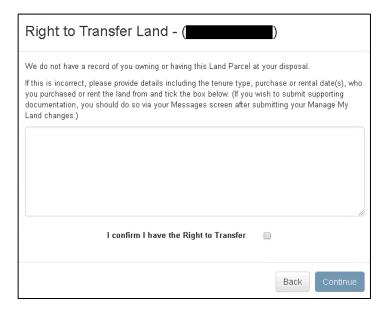
If you are informing us that you are selling or renting out a land parcel which we do not have a record of you owning or having at your disposal in our database, type the Sheet Reference and Field Number in the 'Search for land parcels...' box. You may then click the Sheet Reference and Field Number that appears below the search box, or the blue search icon.



The Selecting Parcel screen will display to enable you to check that you have selected the correct land parcel.



Alternatively, you may use the Target Tool. Locate the land parcel you are transferring out on your map. Click the purple Target Tool, then click within the land parcel being transferred out.

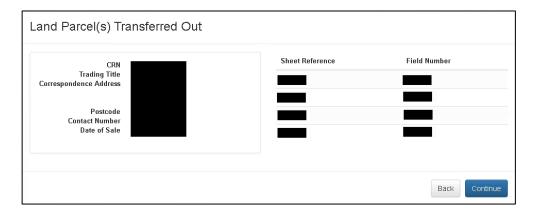


You must provide details in the Right to Transfer Land screen and tick the box to confirm you have the Right to Transfer the land parcel, then click 'Continue'.

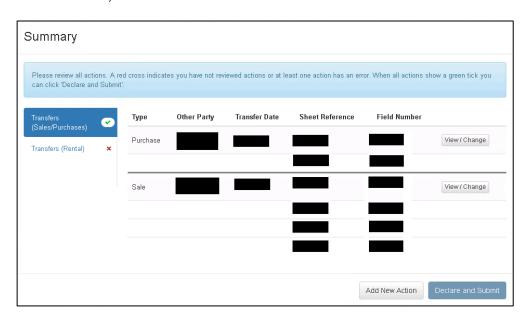
Clicking 'Back' returns you to **Search for land parcels** and removes the currently selected land parcel.



When you have entered all land parcels relevant to the Transfer Action you are informing us of, click 'Continue'.



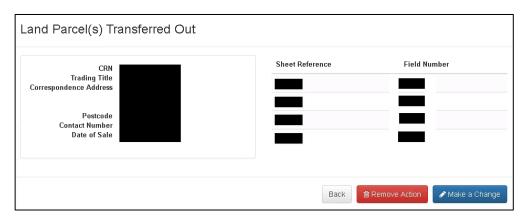
The Land Parcel(s) Transferred Out screen shows the detail of the Transfer Action you have entered. If all entries are correct click 'Continue'. If you need to make any amendments, click 'Back'.



The Summary screen lists all the Actions added for this submission. A red cross indicates you have not viewed a tab, or that it contains errors. All errors must be resolved before submission. An amber circled 'i' indicates Information Messages. These will not prevent a

submission. A green tick indicates the tab has been viewed and does not contain any errors or information messages we know of.

You can View / Change any Actions and will see the following screen, or equivalent for other Actions, if you do so.



If you are happy with the details shown click Back to return to the previous screen, otherwise you can choose to Make a Change or Remove Action.

If you have further Actions to add click 'Add New Action'. Once you have added all the Actions you are informing us of click 'Declare and Submit'.



As you add new Actions, the land parcels which have an existing Action on them which have not yet been submitted will be in a Draft status and display as blue.

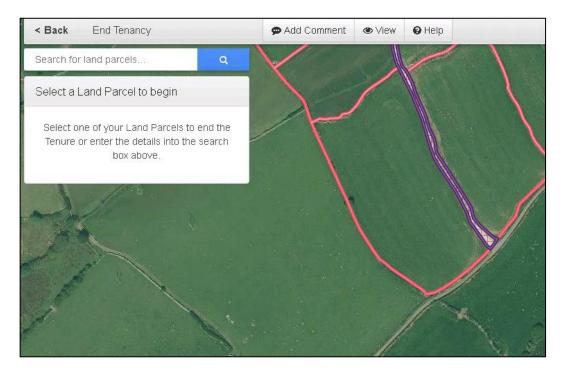
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# **End Tenancy**

If you rent land parcels in or out and the tenancy is ending sooner than you have previously informed us, in the **What would you like to do?** list select Land Transfers and Tenancies and choose End Tenancy from the drop down list.

(Please note – if you are extending a tenancy rather than ending it sooner, you must wait until the original tenancy has ended and then inform us of the extended tenancy using Transfer Land In.)

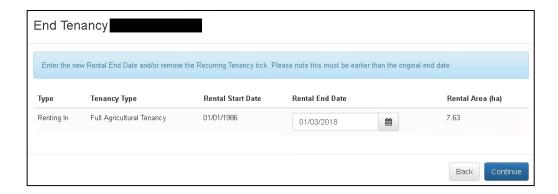




You must then select the land parcel either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box, or searching for the land parcel on your map and clicking within the land parcel to select it.



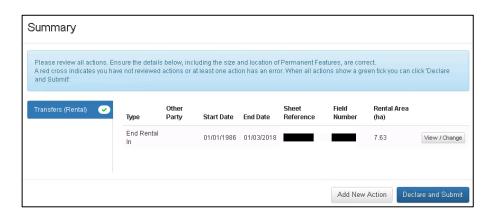
The current tenancy details we hold will be shown.



Enter the new Rental End Date and click Continue.



The End Tenancy Summary will display. Click Back if the details shown are incorrect, or click Continue to proceed.



The Summary screen will now show the revised rental details.

If you have further Actions to add click Add New Action. Once you have added all the Actions you are informing us of click Declare and Submit.

Otherwise, you can View / Change the details if incorrect, and will see the following screen if you do so.



You may now Remove Action, Make a Change, or if all details are correct, click Back.

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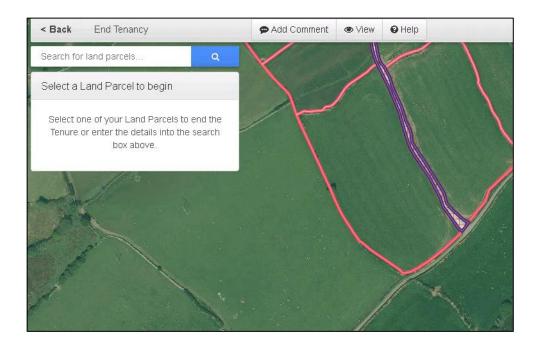
# **Ending or changing a Recurring Tenancy**

For recurring tenancies, you can:

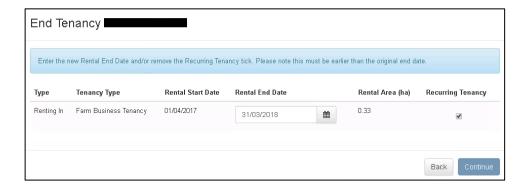
- change a tenancy from recurring to non-recurring
- change the end date of a recurring tenancy to an earlier date
- end the tenancy completely.

In the **What would you like to do?** list select Land Transfers and Tenancies and choose End Tenancy from the drop down list.





You must then select the land parcel either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box, or searching for the land parcel on your map and clicking within the land parcel to select it.



#### You may now:

- remove the Recurring Tenancy tick if the rental dates are still the same, but this is the last year of this tenancy
- set the Rental End Date to an earlier date if the tenancy dates have changed, but the new dates will still recur annually
- set the Rental End Date to an earlier date and remove the Recurring Tenancy tick if the tenancy dates have changed and this change does not recur annually.

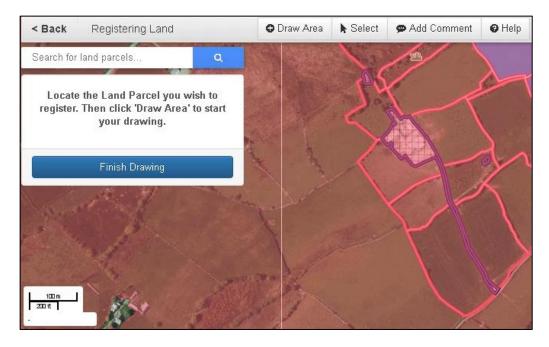
Remember, if you have ended a Recurring Tenancy and you are going to be renting this land parcel again, you will need to submit a new Manage My Land submission when the new tenancy starts, and ensure you add the land parcel on your SAF if applicable.

# **Register Land**

In the What would you like to do? list select 'Register Land'.



You can only register land that has not already been registered with RPW previously. Land which is already registered will display as red if you have zoomed to a scale of 100 m / 200 ft or less. You will not be able to include this land in a registration request.



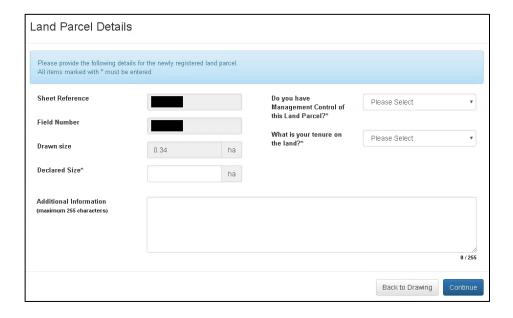
To register your land parcel, firstly find it on the map of Wales. Your map view will automatically zoom to the extent of your existing holding to help you search for your new land parcel. You may wish to zoom out initially if the land parcel you are newly registering isn't near your existing land parcels.



Once you have found the land parcel you are registering, select Draw Area from the options at the top of the map. Move the cursor to the point you wish to start drawing, click and release the left-hand button of your mouse and start to move the cursor around the border of the land parcel. Click the left-hand button to change direction until you have drawn the shape of the land parcel, ending with a single click at the starting point of your drawing. Your drawing may be clipped to exclude any land that is already registered.

When you have finished drawing the Sheet Reference, Field Number and Drawn Size will be calculated and display in the window at the top left of the screen.

Click Finish Drawing and the following screen will display. You must enter the Declared Size of the new land parcel and answer the Management Control and tenure questions. You may also add Additional Information if you wish.

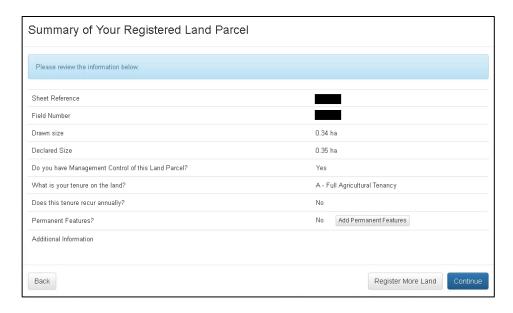


If you are renting the land parcel you will also need to answer the additional 'Does this tenure recur annually?' question which displays. Only select 'Yes' if the rental period is for less than 12 months, and exactly the same dates apply for future years.



As supporting evidence of your ownership or rental of the land parcel must always be provided when registering a new land parcel, you do not need to provide any purchase or rental dates onscreen – we will obtain these from the supporting evidence. You must therefore ensure these details are in the evidence you submit. If you own the land parcels we require either Title Deeds or Official Copy of Register of Title which must include the associated map. If you are a tenant or grazier we require a letter from the owner confirming they have authorised the use of the specific land parcel(s) or a tenancy agreement signed by both parties.

When you have answered all questions and added any comments you wish, click Continue and a Summary of Your Registered Land Parcel will display. Check this and if anything needs amending click Back.



If you are happy everything is correct you can then either <u>Add Permanent Features</u> if there are any in this land parcel, Register More Land if you are registering further land parcels, or click Continue.

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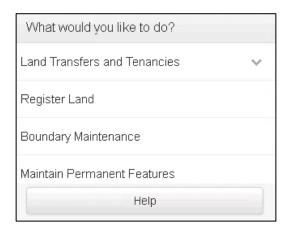
# **Boundary Maintenance**

You can use the Boundary Maintenance Action to inform us of all boundary changes to your land parcels.

You must complete a separate Manage My Land Submission for boundary changes that took place on different dates.

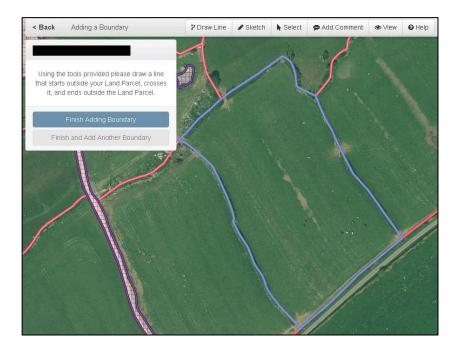
# Add a Boundary (Split a Land Parcel)

In the **What would you like to do?** list select Boundary Maintenance and choose Add a Boundary (Split a Land Parcel) from the drop down list.





You must then select the land parcel either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box, searching for the land parcel on your map and clicking within the land parcel to select it, or using the Target Tool.

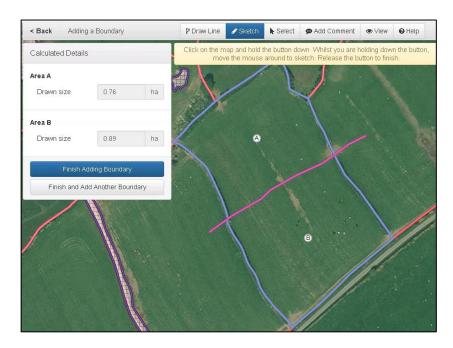


#### **Draw Line**

Select the Draw Line Tool in the menu at the top of the map to show the new boundary. Move the cursor to a point outside the land parcel, click and release the left-hand button of your mouse and start to move the cursor to cross into the land parcel at the point the new boundary starts. You must then move the cursor to draw the new boundary. Click the left-hand button to change direction, if necessary, until you have drawn the whole of the new boundary, ending with a double click at a point outside the land parcel once you have crossed the point at which the new boundary ends. If you wish to re-draw the new boundary you can do so, and your original drawn line will be automatically removed.

#### Sketch Tool

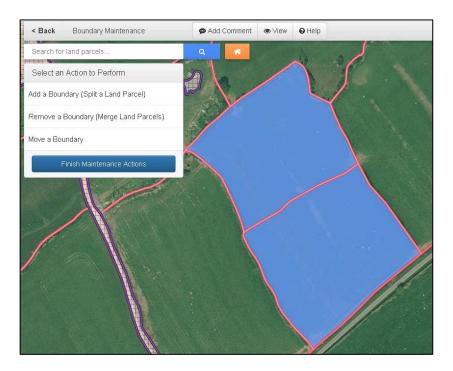
Alternatively, you can use the Sketch Tool to show the new boundary. To do so, select Sketch in the menu at the top of the map. Then move your cursor to a point from which you wish to start drawing, outside the land parcel. Click the left-hand button and keep this pressed while you move the mouse to draw your required new border across the land parcel. Ensure you finish drawing the new boundary by crossing the existing land parcel boundary at the point at which the new boundary ends before you stop clicking the mouse button. If you wish to re-draw the new boundary you can do so, and your original drawn line will be automatically removed.



The two new land parcels will now be shown on the map as land parcels A and B, and the Drawn Size for each will be calculated and display in the window at the top left of the screen.

You may now choose to Finish and Add Another Boundary if you are splitting these or other land parcels, or Finish Adding Boundary if you have no more land parcels to split.

When you have finished, the land parcels will display as follows.



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# Remove a Boundary (Merge Land Parcels)

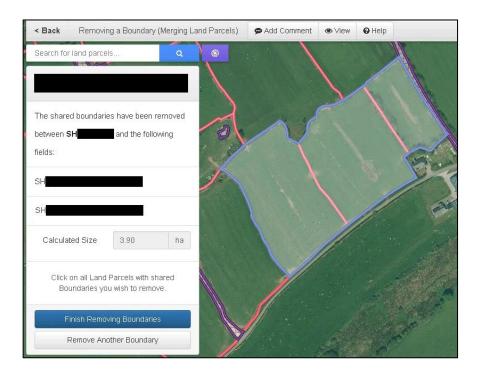
In the **What would you like to do?** list select Boundary Maintenance and choose Remove a Boundary (Merge Land Parcels) from the drop down list.



You must then select one of the land parcels to be merged either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box, searching for the land parcel on your map and clicking within the land parcel to select it, or using the Target Tool.

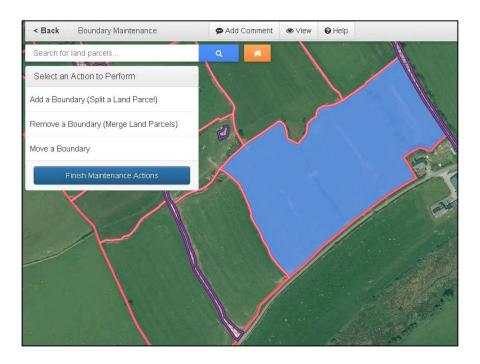


You must then select the land parcel(s) with the shared boundary/boundaries you wish to remove. As you add land parcels the map will display as follows, and the land parcel numbers will display in the window at the top left of the screen with a Calculated Size of the newly merged land parcel.



You may now choose to Remove Another Boundary if you are merging other land parcels, or Finish Removing Boundaries if you have no more land parcels to merge.

When you have finished, the land parcel will display as follows.



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# Move a Boundary

In the **What would you like to do?** list select Boundary Maintenance and choose Move a Boundary from the drop down list.



You must then select a land parcel that shares the boundary you wish to move either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box, searching for the land parcel on your map and clicking within the land parcel to select it or using the Target Tool.



You must then select the land parcel with the shared boundary you wish to move. The map will display as follows, and the land parcel numbers will display in the window at the top left of the screen.



#### **Draw Line**

Select the Draw Line Tool in the menu at the top of the map to show the new boundary. Move the cursor to a point outside the land parcel, click and release the left-hand button of your mouse and start to move the cursor to cross into the land parcel at the point the new boundary starts. You must then move the cursor to draw the new boundary. Click the left-hand button to change direction, if necessary, until you have drawn the whole of the new boundary, ending with a double click at a point outside the land parcel once you have crossed the point at which the new boundary ends. If you wish to re-draw the new boundary you can do so, and your original drawn line will be automatically removed.

#### **Sketch Tool**

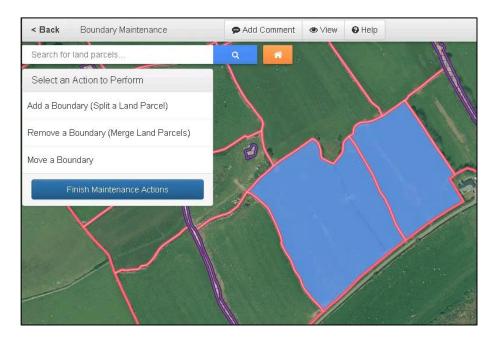
Alternatively, you can use the Sketch Tool to show the new boundary. To do so, select Sketch in the menu at the top of the map. Then move your cursor to a point from which you wish to start drawing, outside the land parcel. Click the left-hand button and keep this pressed while you move the mouse to draw your required new border across the land parcel. Ensure you finish drawing the new boundary by crossing the existing land parcel boundary at the point at which the new boundary ends before you stop clicking the mouse button. If you wish to re-draw the new boundary you can do so, and your original drawn line will be automatically removed.



The land parcels will now be shown on the map as land parcels A and B, and the Drawn Size for each will be calculated and display in the window at the top left of the screen.

You may now choose to Move Another Boundary, or Finish Moving Boundaries if you have no more boundaries to move.

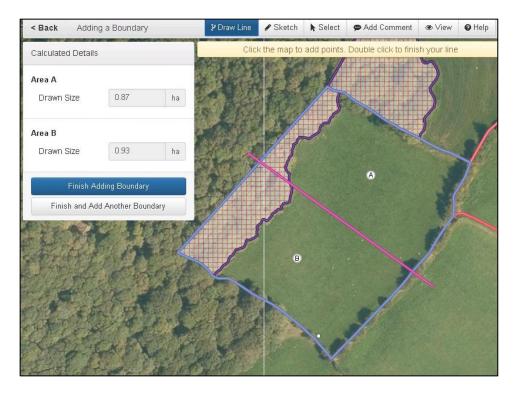
When you have finished, the land parcels will display as follows.



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# Maintaining permanent features following a boundary change

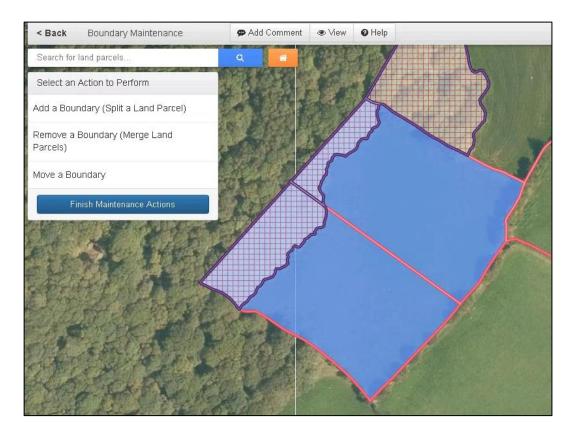
If you perform a boundary change which splits a mapped permanent feature, you must review the permanent features in each land parcel, as follows.



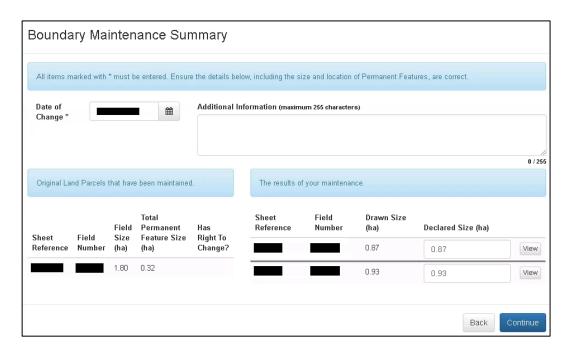
The land parcel shown above is being split into two land parcels, which is also splitting the area of woodland between the two land parcels.



After splitting the land parcel (as explained in this guide), clicking Finish Adding Boundary or Finish and Add Another Boundary (or the equivalent if moving a boundary) will display the message shown above. Click OK and make any additional Boundary Maintenance changes, if applicable.



Once you have finished all Boundary Maintenance changes, click Finish Maintenance Actions.

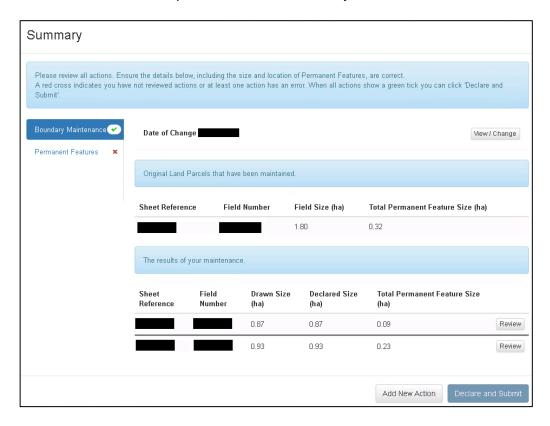


In the Boundary Maintenance Summary enter the Date of Change, Declared Size for each land parcel, and any Additional Information.

You may review any land parcels, including permanent features, by clicking the relevant View button. Otherwise if you have completed this screen, click Continue.

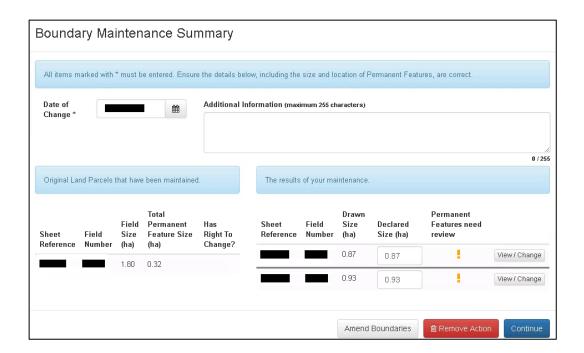


If you have clicked View, the Viewing Land Parcel screen will show a map and details of the land parcel, including the permanent features. If any of these details are incorrect and need changing, click Back to return to the Boundary Maintenance Summary. You may then click Continue to proceed to the Summary screens.



In the Summary you will need to view each tab, making sure all the information shown is correct. On the Boundary Maintenance tab you can either click View / Change to make a change, or click the Review button(s) for individual Land Parcels.

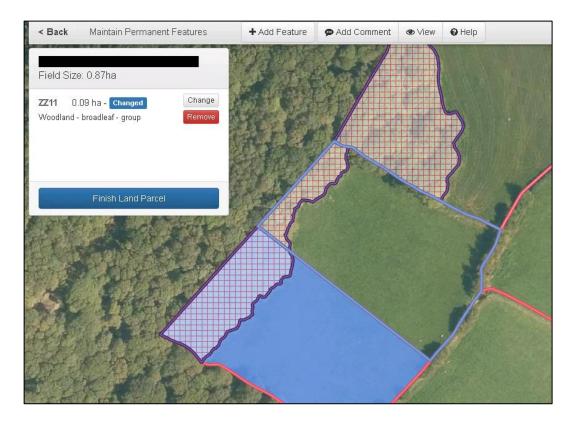
In this example, the permanent feature has been automatically split, and you therefore only need to change these if you do not agree with the areas shown. If the areas shown are correct, click Declare and Submit to proceed once you have viewed all Summary tabs.



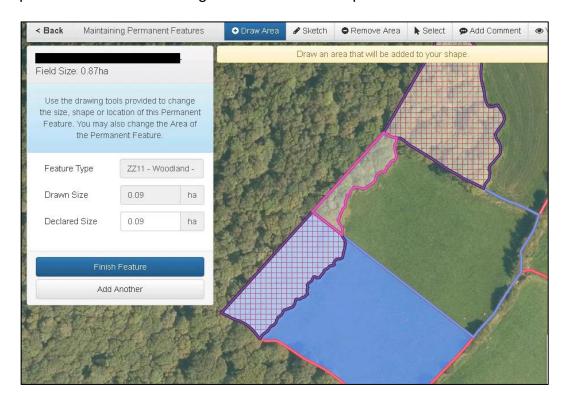
If you have clicked View / Change, the screen above will display. You may amend the Date of Change or Declared Size(s) on this screen, or click View / Change if you need to change the permanent features.



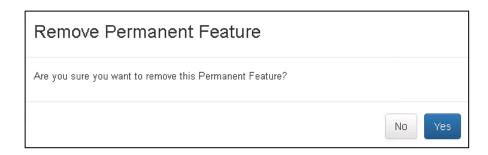
If you have clicked View / Change, the screen above will display. Click Change Permanent Features if these need to be amended, or click Back to return to the Boundary Maintenance Summary.



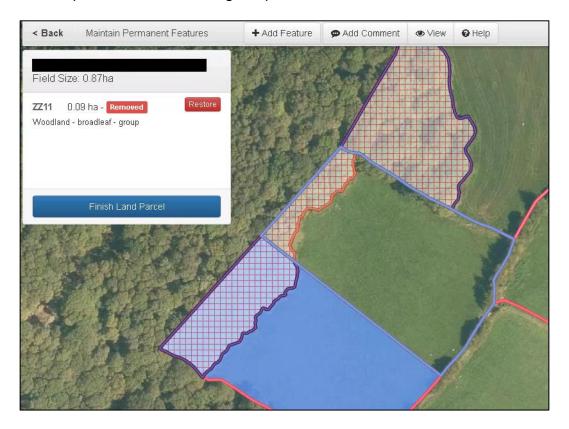
You may now click Change to amend the permanent feature area, or click Remove if the permanent feature no longer exists in this land parcel.



If you have clicked Change, the above screen will display, and you are able to make any amendments required, i.e. re-draw the permanent feature, amend the Declared Size, add any additional permanent features, etc and click Finish Feature once you have made any amendments.

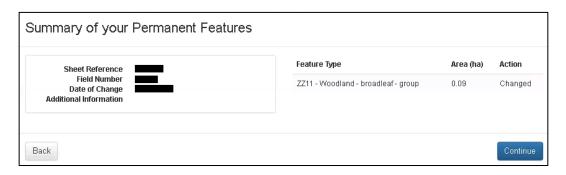


If you have clicked to Remove the permanent feature, the above screen will display. If you wish to proceed with removing the permanent feature, click Yes.

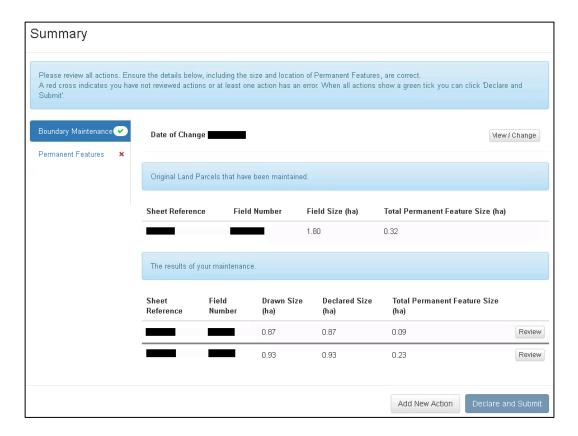


The removed permanent feature will now display as above. You are able to click Restore if you have removed this permanent feature in error.

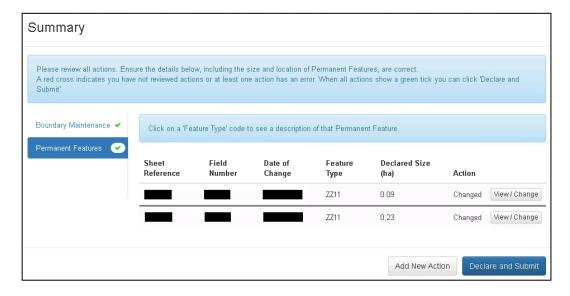
Click Finish Land Parcel once all changes are complete.



The Summary of your Permanent Features will again display, and if all is correct with this click Continue to proceed.



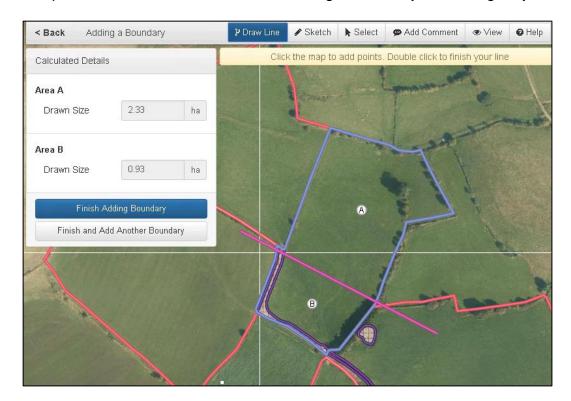
The Summary will display again, you may now either Click Add New Action if you have additional actions to add, click View / Change or Review if you have additional changes to make, click Declare and Submit to proceed or view any tabs you have not yet viewed.



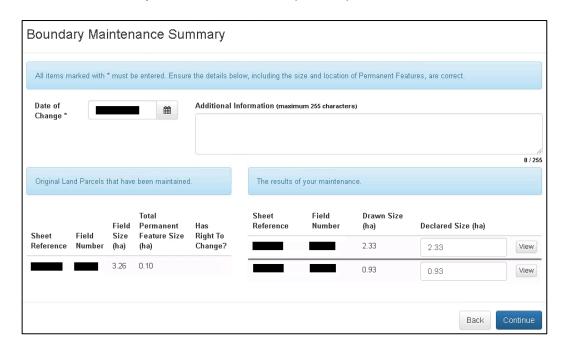
On the Permanent Features tab you can either click View / Change to make a change which will take you through the screens above again, click Add New Action to add another action, or click to Declare and Submit.

# Permanent features of 0.00ha following Boundary Maintenance

The following explains the action to take if you make a change to boundaries which results in a permanent feature area of 0.00ha being shown on your Manage My Land map.



The new boundary shown above has split the permanent feature.



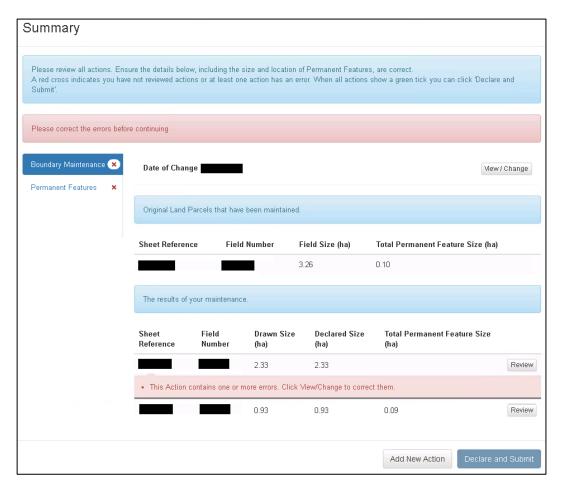
In the Boundary Maintenance Summary enter the Date of Change, Declared Size for each land parcel, and any Additional Information.

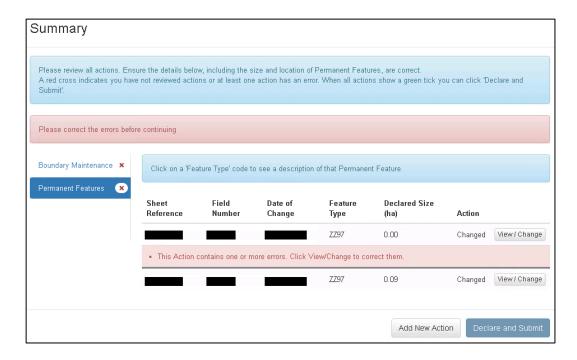
You may review any land parcels, including permanent features, by clicking the relevant View button. Otherwise if you have completed this screen, click Continue.



Clicking View, you can see in the above Viewing Land Parcel screen, the permanent feature in this land parcel is 0.00ha.

Click Back to return to the Boundary Maintenance Summary. You may then click Continue to proceed to the Summary screens.

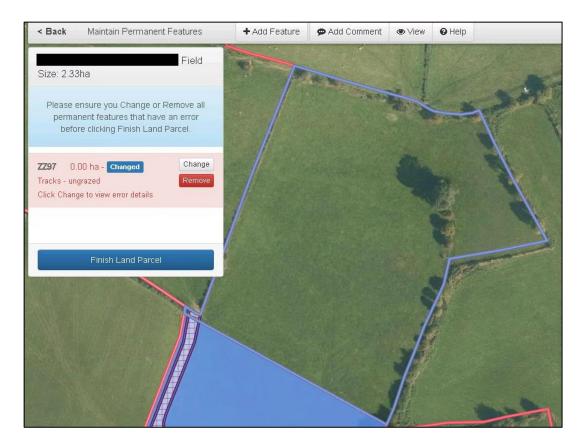




In the Permanent Features tab on the Summary screen, the Declared Size for the permanent feature on the first land parcel is shown as 0.00ha, therefore an error message is displaying. Either click Review on the Boundary Maintenance tab, or View / Change on the Permanent Features tab for this land parcel.



In the Summary of your Permanent Features click Make a Change.

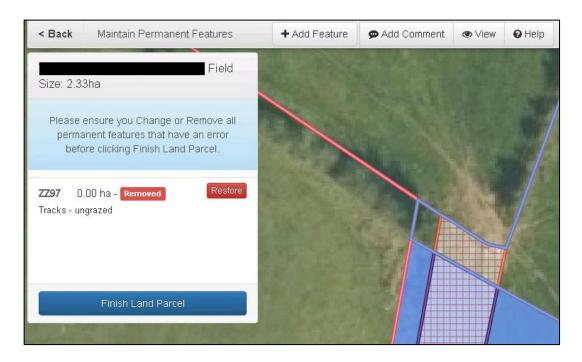


The land parcel will now display as above.

If the permanent feature within this land parcel is smaller than 0.005ha you should click Remove to remove it.

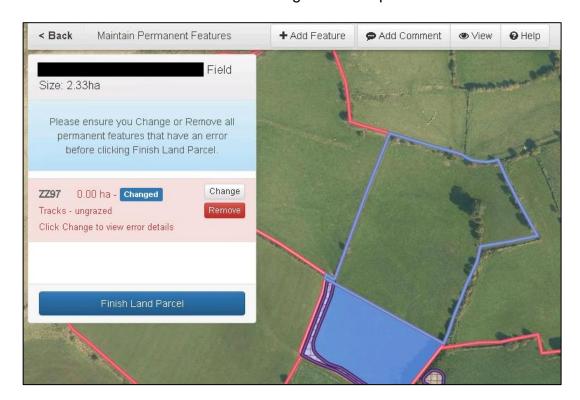


If you have clicked to Remove the permanent feature, the above screen will display. If you wish to proceed with removing the permanent feature, click Yes.

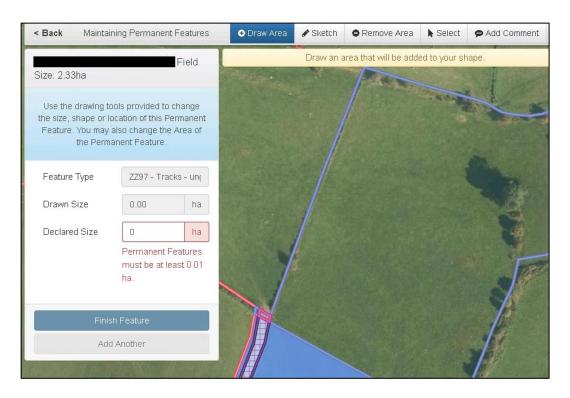


The removed permanent feature will now display as above. You are able to click Restore if you have removed this permanent feature in error.

Click Finish Land Parcel once all changes are complete.

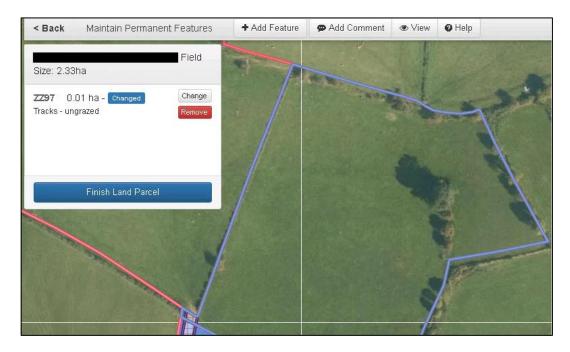


Otherwise, if the permanent feature is 0.005ha or larger click Change. (Permanent features of 0.005ha should be rounded up to 0.01ha.)

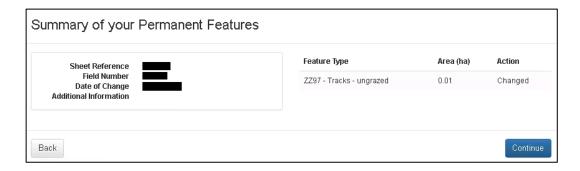


If the permanent feature is now larger than shown on the map, use the Draw Area or Sketch Tool to increase its size. Add the Declared Size and click Finish Feature if this is the only change, or Add Another if you need to add another permanent feature.

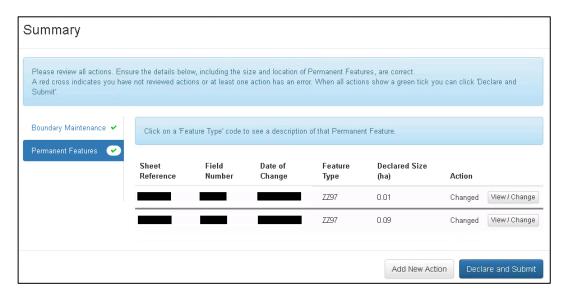
If the drawn permanent feature is correct, but the size is larger than the Drawn Size, enter the Declared Size and click Finish Feature if this is the only change, or Add Another if you need to add another permanent feature.



Click Finish Land Parcel once all changes are complete.



A Summary of your Permanent Features will now display. If everything is now correct click Continue, otherwise click Back to correct any remaining errors.

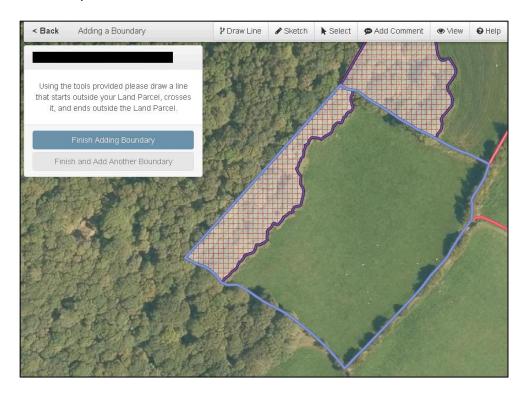


The Summary will now show the amendments you have made, either with an increased Declared Size (as in this example) or a Removed permanent feature.

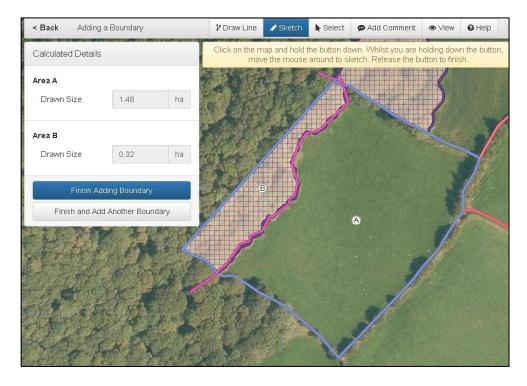
If everything is now correct on the Summary click Declare and Submit to proceed.

# Clearing multiple errors

You may have multiple errors on the same land parcel(s). If so, you will need to clear all of these to proceed.



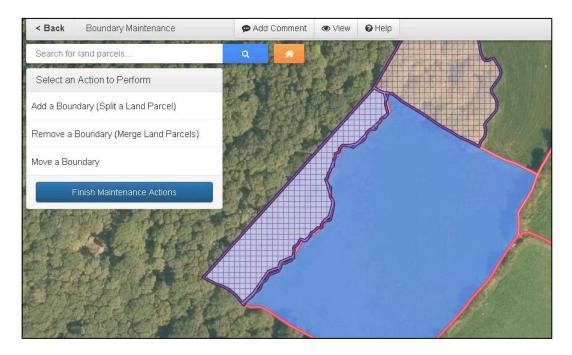
In the above example, this land parcel has been selected to be split into two land parcels along the tree line.



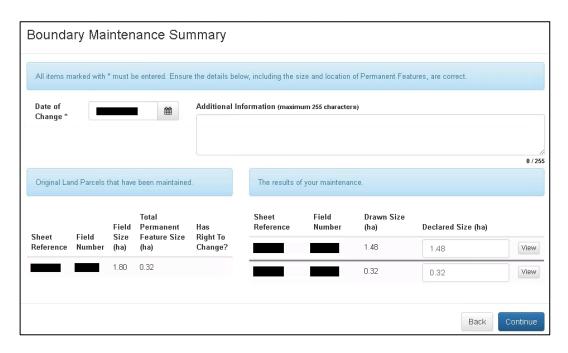
The new boundary has been drawn, splitting the land parcel into two. Click Finish Adding Boundary to proceed.



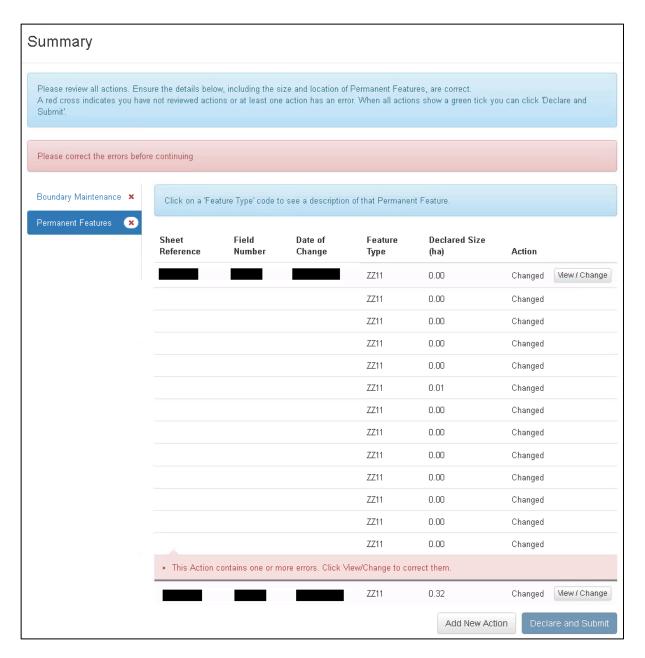
You will be prompted to review the permanent features. Click OK.



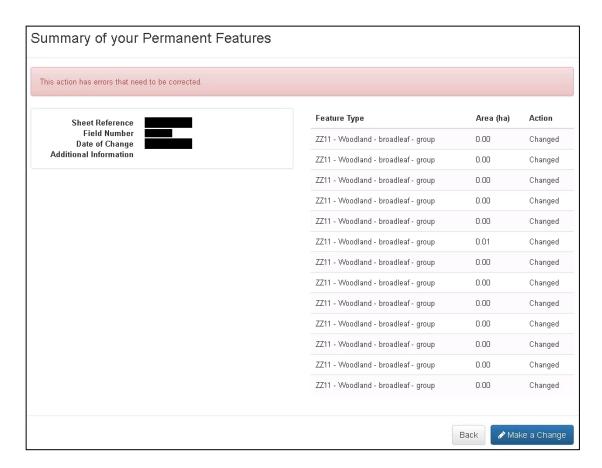
Click Finish Maintenance Actions.



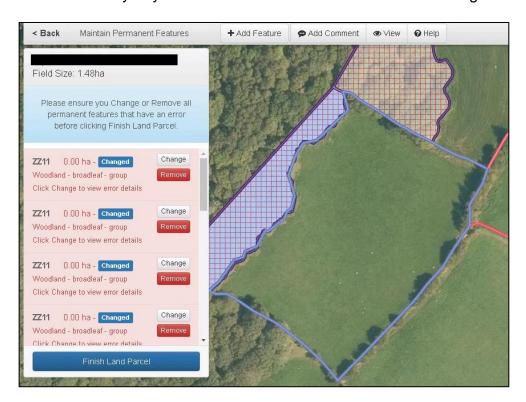
In the Boundary Maintenance Summary enter the Date of Change and Declared Size(s) then click Continue.



The Permanent Feature tab of the Summary shows that, due to the difficulty in following the tree line accurately, a number of permanent feature areas are in the land parcel they do not actually exist in. Click View / Change for the land parcel with the 0.00ha area errors.



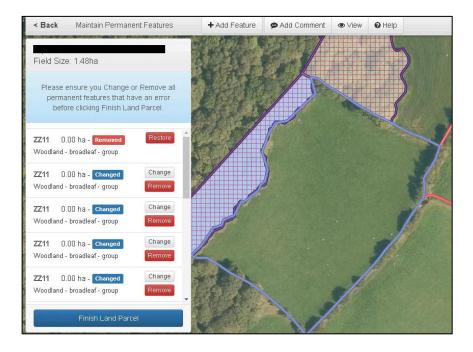
In the Summary of your Permanent Features click Make a Change.



The permanent features with errors will now display as above. You will need to Remove or Change all permanent features with an error. In this example, all the 0.00ha permanent feature areas need to be removed, because they do not exist in this land parcel. Click Remove on the first permanent feature.



The above message will display. Click Yes.

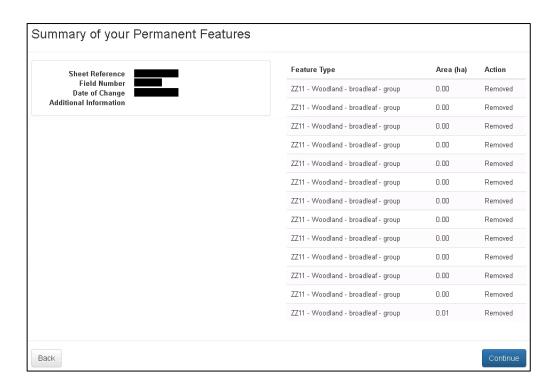


The first permanent feature is now removed.

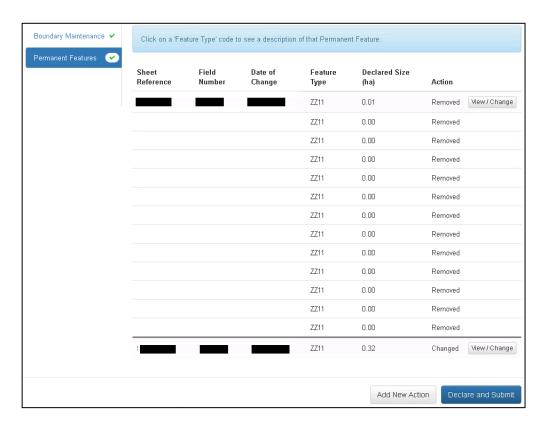
Please note, currently at this stage the rest of the error messages no longer display, however as you can see above the rest of the permanent features still exist with a 0.00ha area. You need to ensure you remove all these permanent features before proceeding.



When all incorrect permanent features have been removed, click Finish Land Parcel.



The Summary of your Permanent Features will now show the permanent features as Removed. Click Continue.



View all tabs in the Summary screen, and if there are no longer any errors, clicking Declare and Submit will take you to the Declarations and Undertakings screen, enabling you to submit your Manage My Land submission.

# Registered Land Parcels not recorded as part of your holding

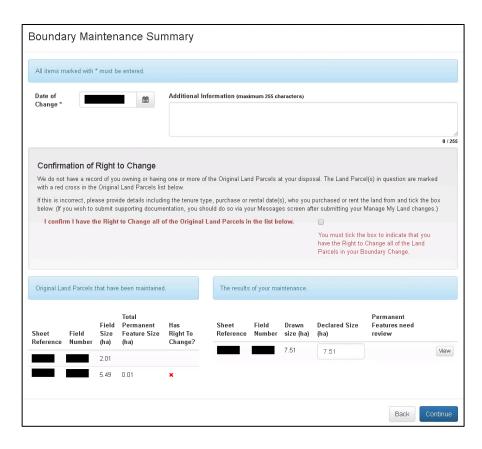
If you need to carry out a Boundary Maintenance Action involving a registered land parcel which we do not have your tenure details for, you must firstly provide the tenure details as explained in the <u>Transfer Land In</u> section of this guide.

If you have previously informed us of your tenure details for land parcels and they are still not displaying on your map, you can carry out a Boundary Maintenance Action using the Target Tool.

Target Tool:

Follow the instructions in this section for the type of Boundary Maintenance you wish to carry out, and click the Target Tool then the land parcel not shown as part of your holding to select that land parcel.

Once you have finished all your Boundary Maintenance Actions, you will need to confirm you have the right to change the land parcels on the following screen.



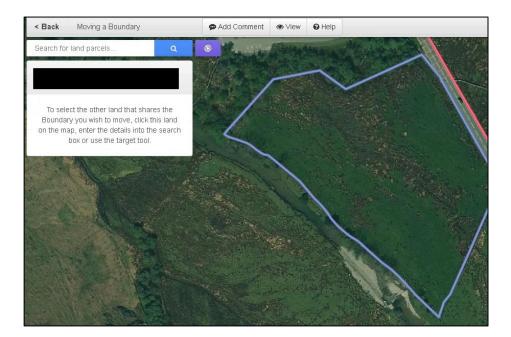
If you have the right to make the changes, you must tick the box and should then add any relevant details in the Additional Information box. You may submit any supporting documentation you wish using your Messages tab.

# Correcting Land Parcel boundaries involving unregistered land

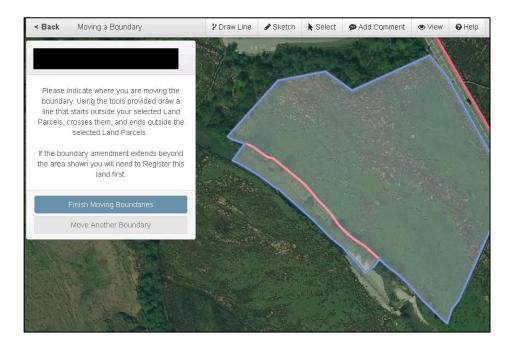
If you identify that one or more of your land parcel boundaries bordering unregistered land are not mapped correctly, you can inform us of this using the Target Tool.

Target Tool:

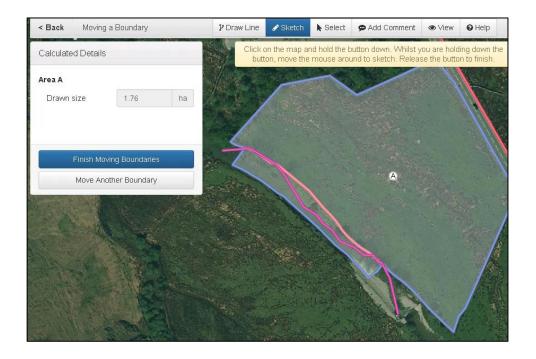
Using the Move a Boundary option, select the land parcel with an incorrect boundary.



Then click the Target Tool icon. Move the cursor to the area outside the land parcel next to the incorrect boundary and click. An area of the map will then be highlighted which you can draw within to show the correct boundary.

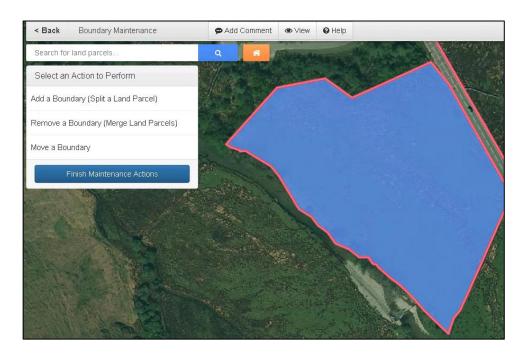


Using the Draw Line or Sketch Tool explained in this guide you may now draw the correct boundary. Your drawing must start and end outside the mapped land parcel and highlighted area as shown in the following screen, and if this is the only boundary to be changed click Finish Moving Boundaries to complete your new border.



The new Drawn Size of the land parcel will be shown in the window at the top left of the screen.

You must then select to Move Another Boundary or Finish Moving Boundaries. When you have finished the land parcel with the corrected boundary will display as follows.

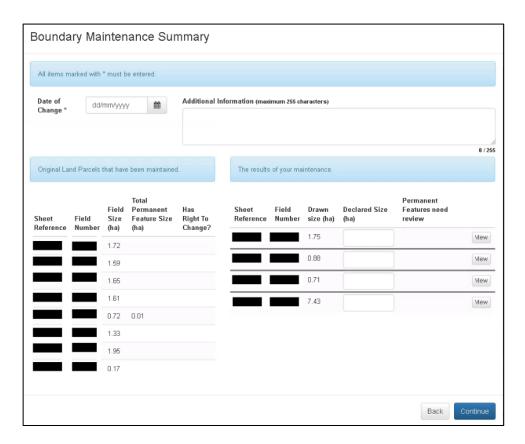


When you have finished all the Boundary Maintenance actions click Finish Maintenance Actions.

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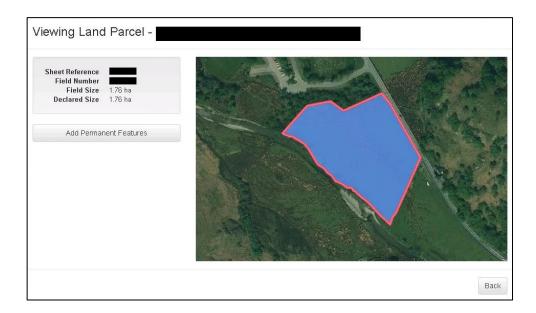
# **Boundary Maintenance Summary**

The Boundary Maintenance Summary shows the details of all the changes you have made to boundaries. At the top of the summary you must confirm the Date of Change, and provide any Additional Information relevant to your boundary changes.



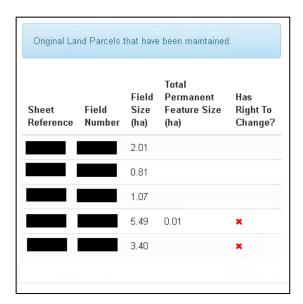
The bottom left of the summary shows the Original Land Parcels that have been maintained, i.e. the land parcels as they were prior to the changes you are declaring. The bottom right shows the results of your maintenance, i.e. the land parcels as they are after the changes. The Drawn Size of each land parcel is shown, and you must confirm the Declared Size.

If you need to see a land parcel before completing the Declared Size you can select the View button and the following screen will display.



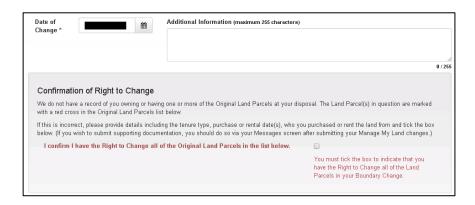
Click Back to return to the Boundary Maintenance Summary or click to <u>Add Permanent</u> <u>Features</u> if applicable. Please note: The Add Permanent Features button will only display on this screen after you have viewed the main Summary screen.

If any of your boundary changes have affected land parcels we do not have recorded as being part of your holding, you will need to check that you do have the right to make the changes declared. The affected land parcels will be marked with a red cross in the Original Land Parcels list.



If you have included any of these land parcels by mistake, you will need to remove the Boundary Maintenance Action and add a new one with the correct land parcels.

If you do own or rent the affected land parcels and you have previously informed us of your tenure details, you must tick the box in the Confirmation of Right to Change section and provide any relevant information in the Additional Information box.

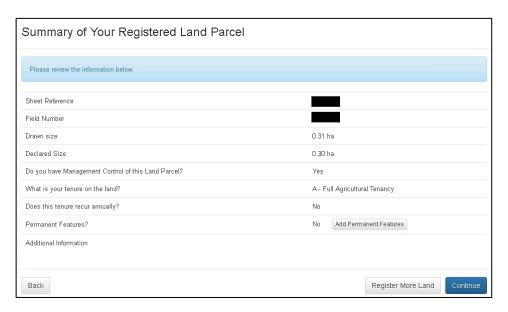


You will then be able to click Continue to proceed. You may submit any supporting documentation you wish using your Messages tab.

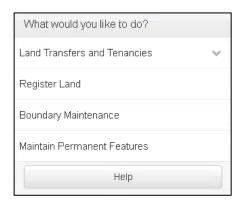
#### Add / Maintain Permanent Features

You can either add permanent features when registering a new land parcel, or to an existing land parcel.

If you are adding these as part of a registration, choose Add Permanent Features from the following screen.



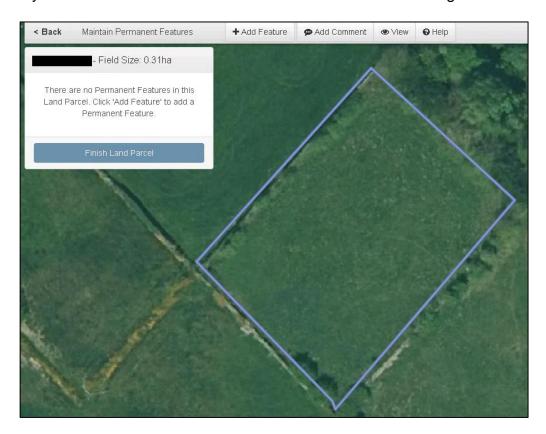
If you are adding these to an existing land parcel, in the **What would you like to do?** list select 'Maintain Permanent Features'. You can only add new permanent features in an existing land parcel as part of the same Action if they were present in the land parcel from the same day. Otherwise, you will need to add additional ones as a separate Action.



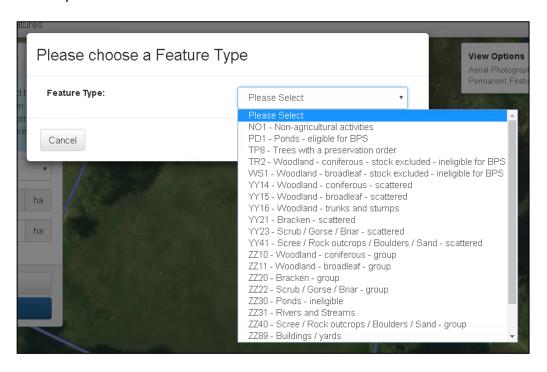
You must then select the land parcel either by entering the Sheet Reference or Field Number in the 'Search for land parcels...' box below or by searching for the land parcel on your map and clicking within the land parcel to select it.



If you have selected to Add Permanent Features the following screen will appear.



Select Add Feature in the menu at the top of the map and select the Feature Type from the drop down box.



When you have selected the Feature Type you need to draw, click Continue.



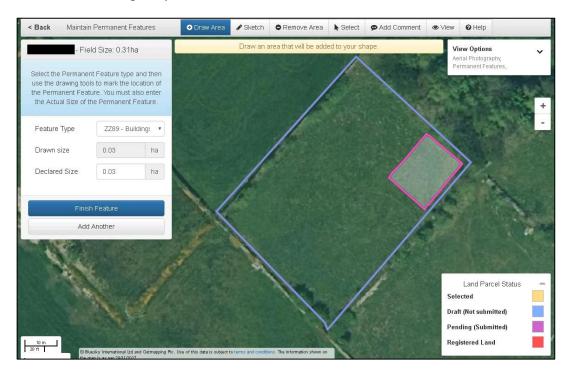
#### **Draw Area**

You can then draw the permanent feature and add the Declared Size. Most permanent features need to be drawn as a shape. Move the cursor to the point you wish to start drawing, click and release the left-hand button of your mouse and start to move the cursor to form your shape. Click the left-hand button to change direction until you have drawn the shape of the land parcel, ending with a single click at the starting point of your drawing.

When you have finished drawing, the Drawn Size will be calculated and display in the window at the top left of the screen. Add the Declared Size of the permanent feature and if you have finished click Finish Feature. If you have other permanent features to add in the same land parcel click Add Another instead and click Finish Feature when you have added all the permanent features for the land parcel.

If you have a number of permanent features of the same Feature Type in a land parcel that are smaller than 0.01ha individually but 0.01ha or larger in total (e.g. pigsties) you must either:

- draw these individually and declare the Declared Size as a total or
- draw the extent of the features, declare the Declared Size and include a comment confirming they are individual small features.



If you are adding any of the following permanent features, you will not need to draw a shape for these:

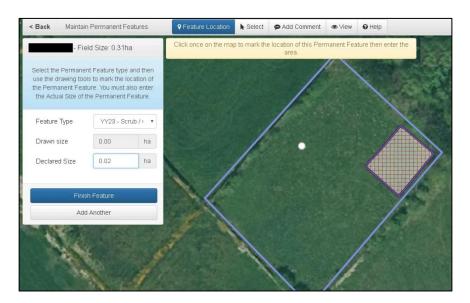
YY16 - Woodland - trunks and stumps

YY21 - Bracken - scattered

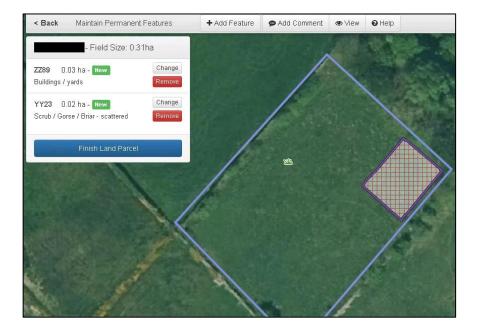
YY23 – Scrub / Gorse / Briar – scattered

YY41 - Scree / Rock outcrops / Boulders / Sand - scattered

Instead you must click the location of the scattered feature on the map and a white dot will display as shown below. You must then confirm the Declared Size of this feature and click Finish Feature. If there are more than one distinct areas of scattered features with varying densities you will need to repeat this for each distinct area.



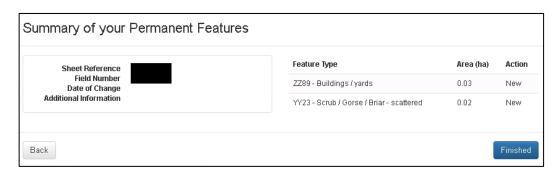
The permanent feature(s) you have drawn will now appear as below on the map (symbols will vary depending on the Feature Type), and the details will display in the window in the top left of the screen. You can still Add, Change or Remove any permanent features if you have made a mistake.



When you have finished adding permanent features click Finish Land Parcel. If you are working on an existing land parcel rather than a newly registered one, you will now need to add the Date of Change to confirm the date the new permanent features are present from, plus any other Additional Information and click Continue.



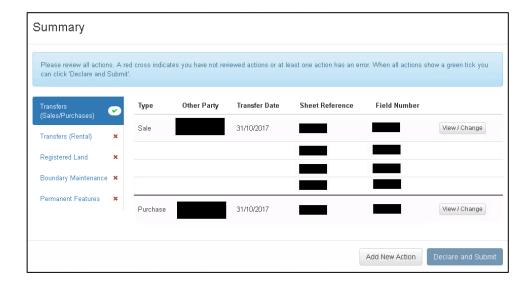
A Summary of your Permanent Features will display.



If anything is incorrect on this, click Back to correct it. If everything is correct, click Finished and a Summary of your Manage My Land submission will display.

#### **Summary**

The Summary screen lists all the Actions added for this submission.



A red cross indicates you have not viewed a tab, or that it contains errors. All errors must be resolved before submission. An amber circled 'i' indicates Information Messages. These will not prevent a submission. A green tick indicates the tab has been viewed and does not contain any errors or information messages we know of.

You can View / Change any Actions if necessary.

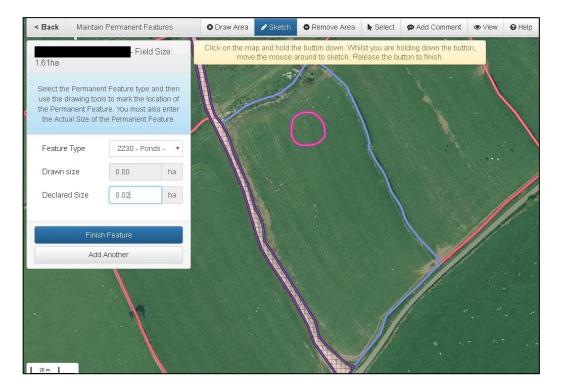
If you have further Actions to add click 'Add New Action'.

Once you have added all the Actions you are informing us of and viewed all Summary tabs, correcting any errors, click 'Declare and Submit'.

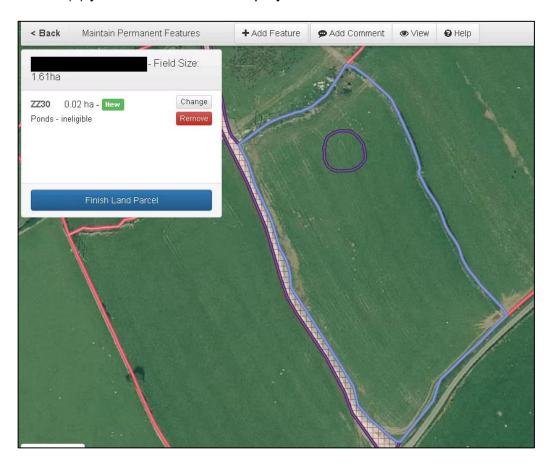
#### **Sketch Tool**

We recommend using the Draw Area Tool as this displays the area of the shape you have drawn. However you can use the Sketch Tool instead if you wish. This is a free-hand drawing tool.

To use this, after selecting the Feature Type as described earlier in this document, select Sketch in the menu at the top of the map. Then move your cursor to the point you wish to start drawing on the map. Click the left-hand button and keep this pressed while you move the mouse to draw your required shape or line. When you have finished drawing you must then confirm the Declared Size of the feature.



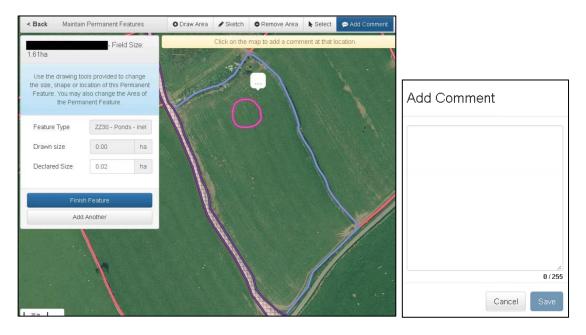
You can then select to Add Another or Finish Feature. When you have finished, the feature(s) you have drawn will display as below.



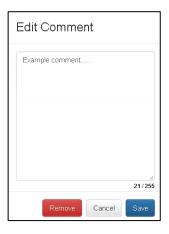
If you have finished the features for this land parcel, click Finish Land Parcel to proceed.

#### **Comments**

You can add comments if you wish to inform us about something by selecting Add Comment from the options at the top of the map. Move the comment icon to the area of the map you wish to tell us about and click the left-hand button on your mouse. An Add Comment box will then appear for your use.



After you have added a comment if you decide to edit or remove this you can do so by clicking the comment icon and the following Edit Comment box will appear.



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# **Additional Drawing Tools**

# Clipping to registered land border

If you have chosen the Register Land Action and your drawing overlaps land that is already registered your drawing will be automatically clipped to the border of the registered land and a message will appear as shown in the following example.





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# Adding additional shapes

If you finish drawing and you have accidentally not drawn the full area you can add additional shapes to your drawing and they will combine into the one drawing as shown below.

# Register land example:







Adding a permanent feature example:







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#### **Remove Area**

You can remove part or the whole of a permanent feature you have drawn prior to submission.

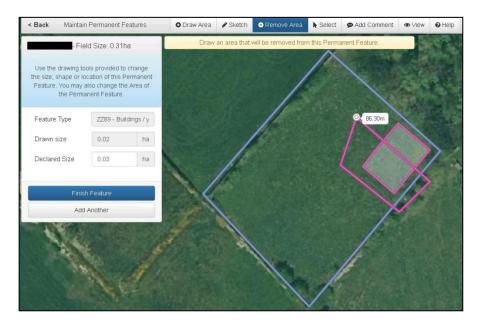
To do so access the land parcel by selecting Change, View / Change or Make a Change from the screen you are on or via the Maintain Permanent Features option on the **What would you like to do?** list.

#### Remove part of a permanent feature

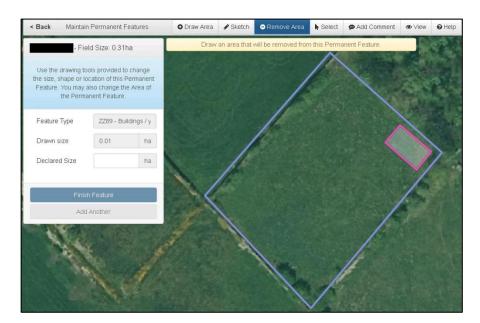
Either click the permanent feature on the map and choose to Change, or click the Change button in the permanent feature list.

Choose Remove Area from the menu bar at the top of the map and draw a shape to identify the area you wish to remove. To do this, move the cursor to the point you wish to start drawing, click and release the left-hand button of your mouse and start to move the

cursor to form your shape. Click the left-hand button to change direction until you have drawn the shape to remove, ending with a single click at the starting point of your drawing.



The permanent feature will now be amended with a new Drawn Size displayed. You must confirm the new Declared Size, and click Finish Feature when you have done so.



# Remove a whole permanent feature

If you wish to remove a whole permanent feature either click the permanent feature on the map and choose Remove from the window that displays, or click the Remove button in the permanent feature list.

# **Advanced Change Permanent Feature Tool**

You can change the shape of a permanent feature you have drawn using an advanced Change Permanent Feature Tool. To do so access the permanent feature by selecting Change, View / Change or Make a Change from the screen you are on.

When you are able to see the permanent feature and details you can either:

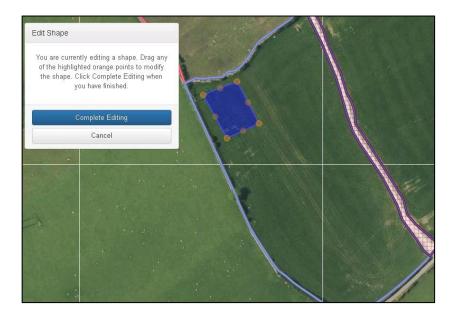
- Select Change for the permanent feature from the window at the top left of the screen
- Choose Select from the menu at the top of the map
- Click the permanent feature on the map
- Choose the Change button in the Drawn Item window

or

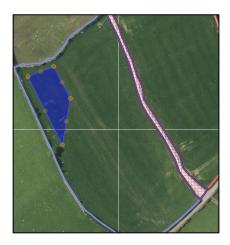
- Click the permanent feature on the map
- Choose Change in the Permanent Feature window
- Choose Select from the menu at the top of the map
- Click the permanent feature on the map
- Choose the Change button in the Drawn Item window.

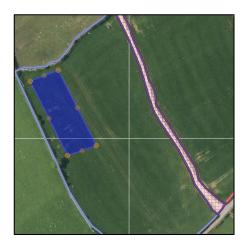


The permanent feature will now display as below.



To edit your shape, click the left-hand button of your mouse on any of the orange points you wish to move and keep the button pressed while you drag the point to the position you wish to move it. Repeat this for other points until you have edited the shape as you wish.

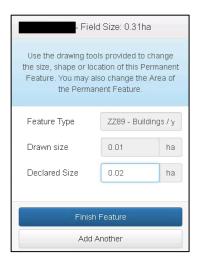




When you have finished click Complete Editing and the new shape of the permanent feature will display as below.

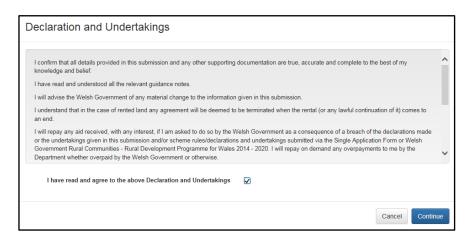


You must then add the new Declared Size of your permanent feature and click Finish Feature when you have done so.



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# **Declarations and Undertakings**



You must read the Declarations and Undertakings to ensure you comply with these. Once you are happy you have read, understood, and complied with these tick the box and click 'Continue' to proceed.

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#### **Submit**



Your Manage My Land submission is now ready to be submitted. If you are ready to submit it click the 'Submit' button. Once you have done so your Manage My Land will be submitted to the Welsh Government.



You will then be able to submit any supporting documents your application requires, either via your RPW Online Messages, or via mail or in person if original documents are required.

Agents or Farming Unions without the 'Submit Claims' role will alternatively be able to save the Manage My Land and arrange for the customer to access and submit this when convenient.

Remember – all Manage My Land submissions must be submitted within 30 days of the Date of Change to avoid penalties.

#### **Post Submission**



Any land parcels which are part of a submitted Manage My Land submission display as purple on your Manage My Land map. They will also appear in purple on the Other Party's Manage My Land map.

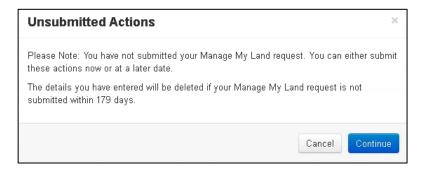
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#### **Unsubmitted Actions**

You may choose to exit Manage My Land and return to it later at any time. However, remember that you must ensure you notify us of any changes within 30 days of these taking place. Also, you may only have one Manage My Land in Draft at any time.

Any Manage My Land submissions that have not been submitted will be automatically deleted if they have not been updated in six months.

The following message will display if you choose to exit Manage My Land without submitting it.



#### **Contact Details**

# **Customer Enquiries - Customer Contact Centre**

Customer's first point of contact for all telephone enquiries and email correspondence should be the Customer Contact Centre where staff are on hand to provide information and answer queries. The Customer Contact Centre is open to telephone callers between 08:30 and 17:00 Monday to Thursday and 08:30 to 16:30 on Friday.

The contact details for the Customer Contact Centre are as follows:

Tel: 0300 062 5004

PO Box address: Rural Payments Wales, PO Box 1081, Cardiff, CF11 1SU

#### Office Details

Offices at Aberystwyth, Caernarfon, Carmarthen and Llandrindod Wells are open for visitors between 09:00 and 16:30 Monday to Thursday and 09:00 and 16:00 Friday. Area offices are open less frequently to visitors and so customers are advised to check our website or ring the Customer Contact Centre on 0300 062 5004 for opening hours.

| *Caernarfon Divisional Office<br>Government Buildings<br>Penrallt<br>Caernarfon LL55 1EP      | Llandrindod Wells Divisional<br>Office<br>Government Buildings<br>Spa Road East<br>Llandrindod Wells LD1 5HA | Llandudno Junction<br>Regional Office<br>Sarn Mynach<br>Llandudno Junction<br>Conwy LL31 9RZ                          |
|---|--|---|
| Carmarthen Divisional Office<br>Government Buildings<br>Picton Terrace<br>Carmarthen SA31 3BT | Rural Payments Wales<br>Welsh Government<br>West Core 4th Floor<br>Cathays Park<br>Cardiff CF10 3NQ          | Aberystwyth Area Office<br>Welsh Government<br>Rhodfa Padarn<br>Llanbadarn Fawr<br>Aberystwyth<br>Ceredigion SY23 3UR |

<sup>\*</sup> Please be aware that the Caernarfon Regional Office will move location during the summer to a new address at Llywodraeth Cymru - Welsh Government, Doc Victoria - Victoria Dock, Caernarfon, Gwynedd, LL55 1TH.

# Access to Rural Payments Wales offices for people with disabilities or special needs

If you have any special needs which you feel are not met by our facilities contact the Customer Contact Centre on 0300 062 5004. We will then endeavour to make arrangements to accommodate your requirements.

#### **Welsh Government Website**

For all of the latest Agricultural and Rural Affairs information, visit the Welsh Government's website at <a href="https://www.gov.wales/farming">www.gov.wales/farming</a>

By visiting the website, you can also sign up to receive the Rural Affairs e-newsletter which delivers the latest news directly to your e-mail inbox.

#### **RPW Online**

Access the RPW Online service via the Government Gateway at <a href="www.gateway.gov.uk">www.gateway.gov.uk</a>, or once you have enrolled for the RPW Online service, access it via <a href="www.gov.wales/RPWOnline">www.gov.wales/RPWOnline</a> If you have any queries regarding RPW Online, you can contact the RPW Online Helpdesk on 0300 062 5004.

#### Gwlad

The Gwlad e-newsletter is the Welsh Government's e-newsletter for farm and forestry businesses and all those involved with agriculture and rural Wales. It contains news stories, guidance and information in an accessible, easy-to-read format. To keep informed and up to date with all the latest agriculture news and developments in future we would encourage you to sign up to receive the Gwlad e-newsletter. You can do this either at <a href="https://www.gov.wales/news-alerts">www.gov.wales/news-alerts</a> or at: <a href="https://www.gov.wales/gwlad">www.gov.wales/news-alerts</a> or at: <a href="https://www.gov.wales/gwlad">www.gov.wales/news-alerts</a> or at: <a href="https://www.gov.wales/gwlad">www.gov.wales/gwlad</a>





