

First Minister of Wales – Eluned Morgan MS
Cabinet Secretary for Economy, Energy and Planning – Rebecca Evans,
Cabinet Secretary for Housing and Local Government – Jayne Bryant MS

Sent by email

2nd June 2025

Dear First Minister and Cabinet Secretaries,

I write to you regarding our proposed development at Heol y Cefn in Cefn Fforest, Caerphilly – a site with the potential to bring tangible benefits to the local community and contribute meaningfully to the Welsh Government's housing and climate objectives.

We truly value our ongoing relationship with Welsh Government and the constructive work we have undertaken together – particularly through our collaboration in Newport East, where we will be proud to deliver an exciting scheme that will provide quality new homes for local people.

It has also been a privilege to welcome Ministers to our Construction Academy partnership with Bridgend College and to several of our developments across Wales. These opportunities for direct engagement have reinforced how closely aligned our goals are, especially in addressing the Welsh housing crisis, promoting skills development, and supporting a sustainable economy.

It is therefore with some concern that I write regarding the continued delay surrounding the Heol y Cefn appeal. The appeal has now been with Welsh Government for over two and a half years, following the High Court's decision to quash the previous determination. While we welcomed the confirmation in mid-2022 that the appeal had been redetermined by the Planning Inspector and would be resolved by September of that year, we have not yet received a decision.

The planning history of the site is extensive and well understood: originally included in Caerphilly's Deposit Replacement LDP, it was brought forward with the support of officers and fully aligned with sustainable development policy. Although it was ultimately refused at local level, the site was appealed in 2019, supported by the Inspector following an inquiry, and upheld again after further written submissions. However, the process now appears to be stalled, and communication from Welsh Government officials continues to be limited.

In the meantime, Persimmon has continued to work closely and positively with the local authority to refine our proposals. The current scheme offers:

- A zero-carbon ready development;
- A pioneering 'local homes for local people' initiative that would ensure local people have first opportunity to reserve a home at the site;
- High standards of energy efficiency and design;
- Biodiversity and sustainable drainage improvements;
- Policy-compliant affordable housing provision in partnership with the RSL/local authority;
- Investment in infrastructure and training opportunities for local people.

As you know, housing need in Caerphilly remains particularly acute, with long-term under-delivery against housing targets.

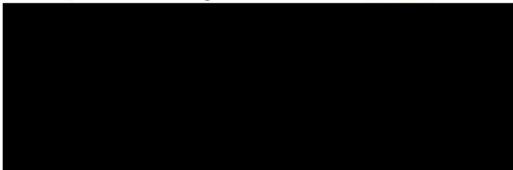
We believe the value of this site, both in terms of policy alignment and practical delivery, remains as strong as ever. However, we are mindful that there are growing pressures linked to this site, and the ongoing uncertainty risks having a detrimental impact on local jobs and housing delivery.

As a company with deep roots in South Wales, we are committed to working in partnership with the Welsh Government and local authorities to deliver high-quality homes, create skilled jobs, and support vibrant communities across the country.

We would therefore be grateful if you could provide a response by **Friday 20th June 2025**, confirming either a final determination or providing a clear timeline for the decision.

Thank you once again for your continued engagement, and we look forward to your response in due course.

Yours sincerely,



Persimmon Homes – Wales