

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery  
**Date:** 30 September 2025 13:31:51  
**Attachments:** [image001.jpg](#)  
**Importance:** High

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Hi [REDACTED]

Hope you are well.

It is now coming up to 6 weeks since the last update on this matter, has anything moved regarding the HRA and next steps.

As stated previously this application has been with Welsh Government for over 3 years so it would be great to understand the process, and way forward.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
**Direct line** [REDACTED]  
**Email** [REDACTED]



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**From:** [REDACTED]  
**Sent:** 17 September 2025 15:21  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery  
**Importance:** High

Hi [REDACTED]

Sorry to keep chasing but I have my regional chairman down Friday and he will be asking for an update.

Again, any update will help.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
Direct line [REDACTED]  
Email | [REDACTED]



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**From:** [REDACTED]

**Sent:** 10 September 2025 12:29

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED] and team,

Any further update on the progress of this appeal.

As always, any update is appreciated, but as you will be aware we are coming up to 3 years since the original decision deadline (September 2022).

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

Direct line | [REDACTED]

Email | [REDACTED]



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**From:** [REDACTED]

**Sent:** 01 September 2025 09:18

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED]

Hope you are well I was on leave last week so now that I am back and hopefully colleagues are, is there any update on the HRA and the application?

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

Direct line | [REDACTED]

Email | [REDACTED]



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**From:** [REDACTED]  
**Sent:** 20 August 2025 09:45  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery

Hi [REDACTED]

In terms of an update, we are still looking at the HRA issues in relation to the application.

We will provide a further update next week as a number of the team are currently on leave.

Thanks

[REDACTED]

[REDACTED]

Prif Gynllunydd  
Chief Planner

Llywodraeth Cymru  
Welsh Government

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**From:** [REDACTED]  
**Sent:** 20 August 2025 09:28  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery  
**Importance:** High

Hi [REDACTED]

Sorry to keep chasing but is there any update.

Can you confirm if the advice has gone to the minister and if there is a programme for the determination by the minister?

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
Direct line [REDACTED]  
Email | [REDACTED]



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**From:** [REDACTED]

**Sent:** 11 August 2025 16:59

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Afternoon [REDACTED]

It's been over two weeks since the below update, are you able to update whether the additional SAC work and advice was sent to the Minister.

If so, what are the timescales for a decision following this advice?

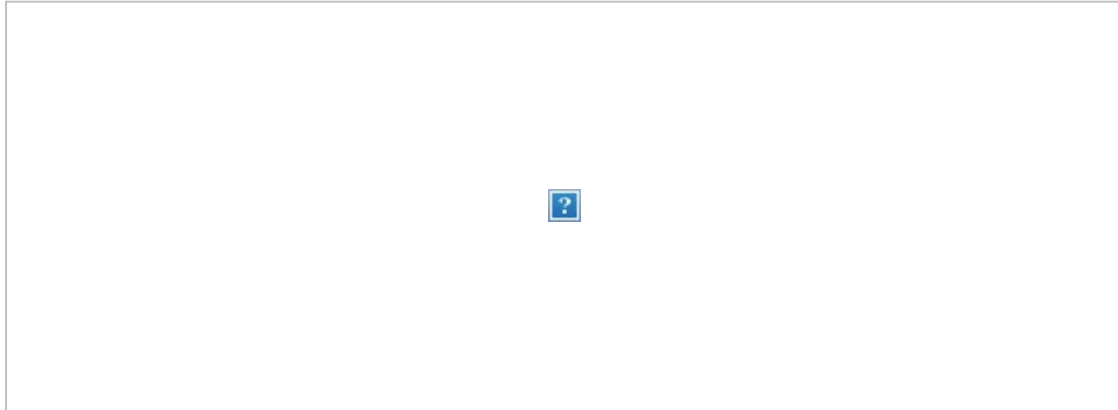
As always any response is helpful.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
Direct line [REDACTED]

Email



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**From:**

**Sent:** 24 July 2025 11:53

**To:**

**Cc:**

**Subject:** RE: Heol Y Cefn - Housing Delivery

Good morning

The current position in relation to this application is as follows.

As part of preparing advice for the minister who will determine the case, we have been working on updating the advice prepared by the inspector in relation to appropriate assessment, needed due to the proximity of the site to the Aberbargoed Grasslands SAC. The additional work in relation to recreational pressure on the site is due this week and advice will go to the minister as soon as possible.

Thanks

Prif Gynllunydd  
Chief Planner

Llywodraeth Cymru  
Welsh Government

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**From:** [REDACTED]

**Sent:** 23 July 2025 12:25

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED]

Hope you are well.

It's been a further 3 weeks since my last chaser email and still no response.

As previously requested, any form of update or response would be appreciated as the radio silence on an active appeal is baffling.

Appreciate workloads but surely there must be some form of update.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

**Direct line** | [REDACTED]

**Email** | [REDACTED]

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**From:** [REDACTED]

**Sent:** 01 July 2025 15:44

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED]

Hope you are well.

Just wondering if there is any update on this application, as it has nearly been 3 months since your last response which was **“I know my Team are looking at the case. I will ask them for an update on the current position.”** and over 4 months since we were told **“we are close to reaching a conclusion on the extent of additional work. A couple of discussions taking place tomorrow before we can confirm. At the moment it’s looking like a decision in four weeks time but I’ll confirm on Monday/Tuesday”**

Any level of communication would be appreciated.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

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Email | [REDACTED]

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**From:** [REDACTED]

**Sent:** 19 June 2025 14:32

**To:** [REDACTED]

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High



Hi [REDACTED]

Hope you are well.

It's been a number of weeks since the last update, and within the interim period my Regional Chairman has now written to the First Minister, and we are awaiting a response.

Are you able to shed any light on the application and the likely decision timescales?

Kind Regards

[REDACTED]

[REDACTED] Land & Planning Director  
Persimmon Homes East Wales | Llantrisant Business Park, Llantrisant, CF72 8YP  
Direct line [REDACTED]  
Email | [REDACTED]

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**From:** [REDACTED]

**Sent:** 22 May 2025 14:09

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

H [REDACTED]

It's been a few weeks since my last chaser and still no reply.

Our Regional Chairman will now be writing directly to the First Minister and the Cabinet Members for both Housing and Planning specifically asking for an update on

the application.

As highlighted in previous communications all we are after is some level of correspondence on the timeline for decision on the application. Back in February yourself and colleagues communicated to us that a potential decision was due by the end of March.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
Direct line [REDACTED]  
Email | [REDACTED]

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**From:** [REDACTED]e

**Sent:** 06 May 2025 13:33

**To:** [REDACTED]

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED]

Hope you are well.

As we have yet to receive a response to be below, I am coming under increasing pressure from my Regional Chairman regarding an update. Are you in a position to update please?

Our Regional Chairman is intending to write to Ministers requesting an update directly, and if we can avoid that, I believe it would be much easier for all parties.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

Direct line | [REDACTED]

Email | [REDACTED]

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**From:** [REDACTED]

**Sent:** 24 April 2025 08:59

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

**Importance:** High

Hi [REDACTED]

Hope you are well. Just wondering have the team had a chance to give you an update.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director

**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP

Direct line | [REDACTED]

Email | [REDACTED]

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**From:** [REDACTED]  
**Sent:** 11 April 2025 11:54  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery

Hi [REDACTED]

I know my Team are looking at the case. I will ask them for an update on the current position.

Thanks

[REDACTED]

[REDACTED]  
Y Prif Gynllunydd / Chief Planner  
Yr Is-adran Gynllunio / Planning Directorate  
Llywodraeth Cymru / Welsh Government

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**From:** [REDACTED]  
**Sent:** 11 April 2025 11:49  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery  
**Importance:** High

[REDACTED]

Following correspondence below things have seemed to have gone quiet regarding progress of this decision, and obviously we are now passed the initial indicated

timescale noted below.

Therefore, are you able to respond with a new update or a new timetable for a decision.

I am coming under increasing pressure from my Regional Chairman to obtain some form of update from Welsh Government.

Kind Regards

[REDACTED]

[REDACTED] | Land & Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
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Email | [REDACTED]

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**From:** [REDACTED]  
**Sent:** 27 February 2025 17:41  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Heol Y Cefn - Housing Delivery

[REDACTED]

Thanks for your email, I've been holding off with the update as we are close to reaching a conclusion on the extent of additional work. A couple of discussions taking place tomorrow before we can confirm. At the moment it's looking like a decision in four weeks time but I'll confirm on Monday/Tuesday

Many thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 27 February 2025 13:39

To: [REDACTED]

Cc: [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

Hi [REDACTED]

Hope you are well.

Noting below you were hopeful of being able to give an update on this appeal application by the middle of this week.

Just wondering whether this is still the case.

Kind Regards

[REDACTED]

[REDACTED] | Strategic Land and Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
**Switchboard** | [REDACTED]  
**Email** | [REDACTED]

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**From:** [REDACTED]

**Sent:** 21 February 2025 17:41

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

[REDACTED]

Thanks for your email, [REDACTED] has asked me to respond. We have been relooking at the appropriate assessment to make sure the passage of time has not affected the work undertaken to date. We should reach a conclusion on that next week, which will enable us to give you a firmer timescale for the decision issuing. I'll email you again around the middle of next week.

Many thanks

[REDACTED]

[Pennaeth Gwaith Achos Cynllunio](#) / Head of Planning Casework  
[Cyfarwyddiaeth Llywodraeth leol a Chynllunio](#) / Local Government and Planning Directorate  
[Llywodraeth Cymru](#) / Welsh Government

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**From:** [REDACTED] >

**Sent:** 21 February 2025 13:58

**To:** [REDACTED]

**Subject:** RE: Heol Y Cefn - Housing Delivery

Hi [REDACTED]

I hope this message finds you well.

I wanted to follow up on my previous email below to enquire if there have been any updates. We are obviously not expecting a final decision at this stage, but an estimated timeframe would be greatly appreciated as our Regional Chairman plans to write to the Minister for Planning, Rebecca Evans, regarding this matter early next week.

However, if you're in a position to provide an insight, I can ensure this is pulled to save you and the Welsh Government's correspondence team some time in drafting a reply as I'm conscious you'll have a million and one things to handle.

I'm on [REDACTED] if easier.

Thank you in advance.

Best regards,

[REDACTED]

[REDACTED] | Strategic Land and Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
**Switchboard** | [REDACTED]  
**Email** | [REDACTED]

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**From:** [REDACTED]

**Sent:** 11 February 2025 13:46

**To:** [REDACTED]

**Subject:** Heol Y Cefn - Housing Delivery

Hi [REDACTED],

Hope you are well? It was great to be part of [REDACTED] Deep Dive discussion last week – I thought it sparked a very interesting conversation.

Following that meeting, I wanted to reach out regarding our presence at Heol Y Cefn, so

apologies for the unexpected email.

Over the past year, I've been fostering a positive and constructive relationship with some of your colleagues at Welsh Government, including [REDACTED] and [REDACTED]. While they are more involved in the Land Division, this collaboration has helped bring together good progress on sites like East Newport. I believe this demonstrates that WG and Persimmon can successfully work together to deliver both private and social housing at scale, aligning with key WG agenda items such as Net Zero.

I fully appreciate that Heol Y Cefn is a sensitive and complex application to comment on at this stage, and I'm certainly not seeking a decision from you. However, I believe it would be valuable to have some level of discussion or communication between both parties regarding an anticipated timeline for such a decision.

Since the scheme was referred back to WG and Ministers, we've had very little engagement regarding the application. I'm simply seeking an update, as the former Housing Minister had promised one during a meeting with our Regional Chairman last May. However, we fully recognise that political events and resource issues may have contributed to delays.

As you'll be aware, it was originally expected to be determined by September 2022. Our priority throughout and remains working in partnership and collaboration with the Welsh Government.

I'd be happy to meet or discuss this further, but if you're able to provide even the slightest indication of a potential timeline, it would be greatly appreciated.

With kind regards,

[REDACTED]

[REDACTED] | Strategic Land and Planning Director  
**Persimmon Homes East Wales** | Llantrisant Business Park, Llantrisant, CF72 8YP  
**Switchboard** [REDACTED]  
**Email** | [REDACTED]

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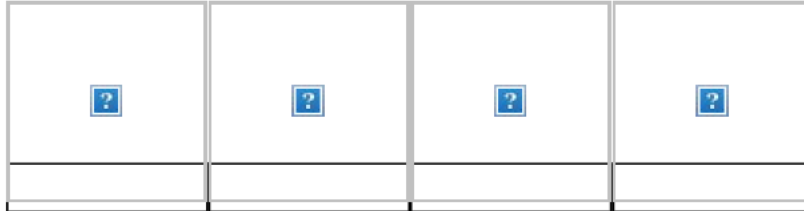
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