

From: [REDACTED]
To: [REDACTED]
Subject: RE: Heol Y Cefn - Housing Delivery
Date: 23 July 2025 16:12:00
Attachments: [image001.jpg](#)

[REDACTED]

As part of preparing advice for the minister who will determine the case, the team has 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 shortly after.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 23 July 2025 13:14
To: [REDACTED]
Subject: FW: Heol Y Cefn - Housing Delivery
Importance: High

Hi [REDACTED]

Any progress on this case?

[REDACTED]

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]

Image removed by sender.



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
Direct line [REDACTED]
Email | [REDACTED]

Image removed by sender.



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]

Image removed by sender.



From: [REDACTED]

Sent: 22 May 2025 14:09

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: RE: Heol Y Cefn - Housing Delivery

Importance: High

Hi [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]

Image removed by sender.



From: [REDACTED]

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]

Image removed by sender.

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]

Image removed by sender.



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

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

Direct line [REDACTED]

Email [REDACTED]

Image removed by sender.



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]

[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]

Image removed by sender.



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

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]

Image removed by sender.



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 signature]

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

Image removed by sender.



Supporting Communities

Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.

[Find out more...](#)





Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message. Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/sustainability/policies-and-statements>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606.

These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware.

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----

- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Supporting Communities

Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.

[Find out more...](#)

Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message. Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/sustainability/policies-and-statements>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606.

These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware.

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â

Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----
- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Supporting Communities

Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.
[Find out more...](#)

Fair pay commitment

Our Living Wage accreditation means that everyone working at a Group location, whether directly employed or engaged through a third party, gets a fair reward for the job they do.



Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message. Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/sustainability/policies-and-statements>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606.

These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware.



Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae

Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----

- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Supporting Communities

Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.
[Find out more...](#)

Fair pay commitment

Our Living Wage accreditation means that everyone working at a Group location, whether directly employed or engaged through a third party, gets a fair reward for the job they do.



Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message. Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/sustainability/policies-and-statements>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606.

These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware.

