

Agenda Item No:	8	
Committee:	Cabinet	
Date:	26 January 2026	
Report Title:	Wisbech High Street Update	

1 Purpose / Summary

- 1.1 To provide Cabinet with a monthly update regarding the ongoing construction work at 24 High Street, Wisbech and the pre-construction design and planning work for 11-12 High Street, Wisbech.

2 24 High Street Construction progress

- 2.1 As reported previously the building is now structurally complete. Following a further Building Control inspection to assess updated works that the initial inspection highlighted, the building has been issued with the necessary certification.
- 2.2 A Practical Completion meeting finally took place on 19 January 2026, meaning that FDC has taken possession from the contractor.
- 2.3 FDC's property team is in the process of finding a tenant for the small ground floor shop area and the flats above that will let at a fair value.
- 2.4 The Council will hold an official completion ceremony shortly with partners invited to mark this significant project and the high impact that this work has had on improving the historic High Street of Wisbech.

3 11-12 High Street, Wisbech

- 3.1 The required detailed design work has now reached an initial conclusion with plans submitted to the FDC Planning Team via the Pre-App process.
- 3.2 This process identified that a full application would be required and additional design documents were requested which including acoustic assessment between commercial and residential areas, BNG reports and updated Heritage Statements amongst others. The process of completing the required documents is now in progress.
- 3.2 As members will recall a previous application in 2019 was granted consent and we are hopeful with the agreement of all parties that some of the previous reports can be review and updated as opposed to commissioning full new reports thus saving time and resources.
- 3.3 The design to be taken forward shows a reduced scheme from the original 2019 consent and consists of a single retail unit with 6 flats above. All flats will be to or above legal requirements for such accommodation. In addition, it is intended that these units will be let via a local letting policy as was the case with 24 High

St. Copies of the plans, elevations etc are attached at Appendix 1 of this report for member's review.

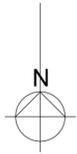
- 3.4 The cost estimate at this time remains at £3M with funding continued to be sort from external sources including but not limited to NHLF and CPCA with additional options also being considered.
- 3.5 Delivery of the scheme is presently programmed for Summer 2027, and the current project plan is attached at Appendix 2

4 Recommendations

- 4.1 That Cabinet notes the report.

Wards Affected	Medworth ward	
Forward Plan Reference	KEY21APR22/01	
Portfolio Holders	Cllr Chris Seaton	Portfolio Holder for Social Mobility and Heritage
	Cllr Chris Boden	Leader of the Council and Portfolio Holder for Finance
Report Originator	Mark Greenwood	Head of Service
Contact Officers	Phil Hughes	Head of Service
	Mark Greenwood	Head of Service
	Paul Medd	Chief Executive
	Peter Catchpole	Corporate Director and S151 Officer
Background Papers	Previous monthly Cabinet reports regarding Wisbech High Street	
	July 2022 Cabinet and Council reports regarding 24 High Street, Wisbech	
	June 2025 Cabinet papers regarding the Fenland Inspire! project and 11-12 High Street, Wisbech	

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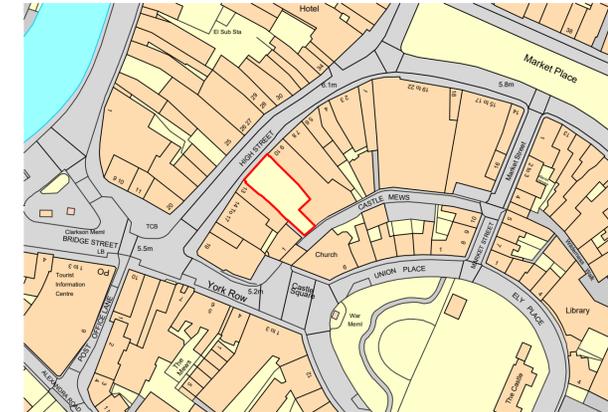
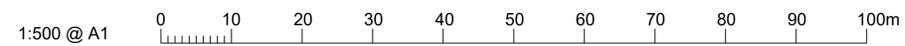


— = AREA OF PROPOSED WORKS AND BOUNDARY OF OWNERSHIP



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BLOCK PLAN (1:500)



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LOCATION PLAN (1:1250)



PLANNING

REDEVELOPMENT OF
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 WISBECH

FENLAND DISTRICT COUNCIL

LOCATION PLAN AND
 BLOCK PLAN

DECEMBER 2025 EJ

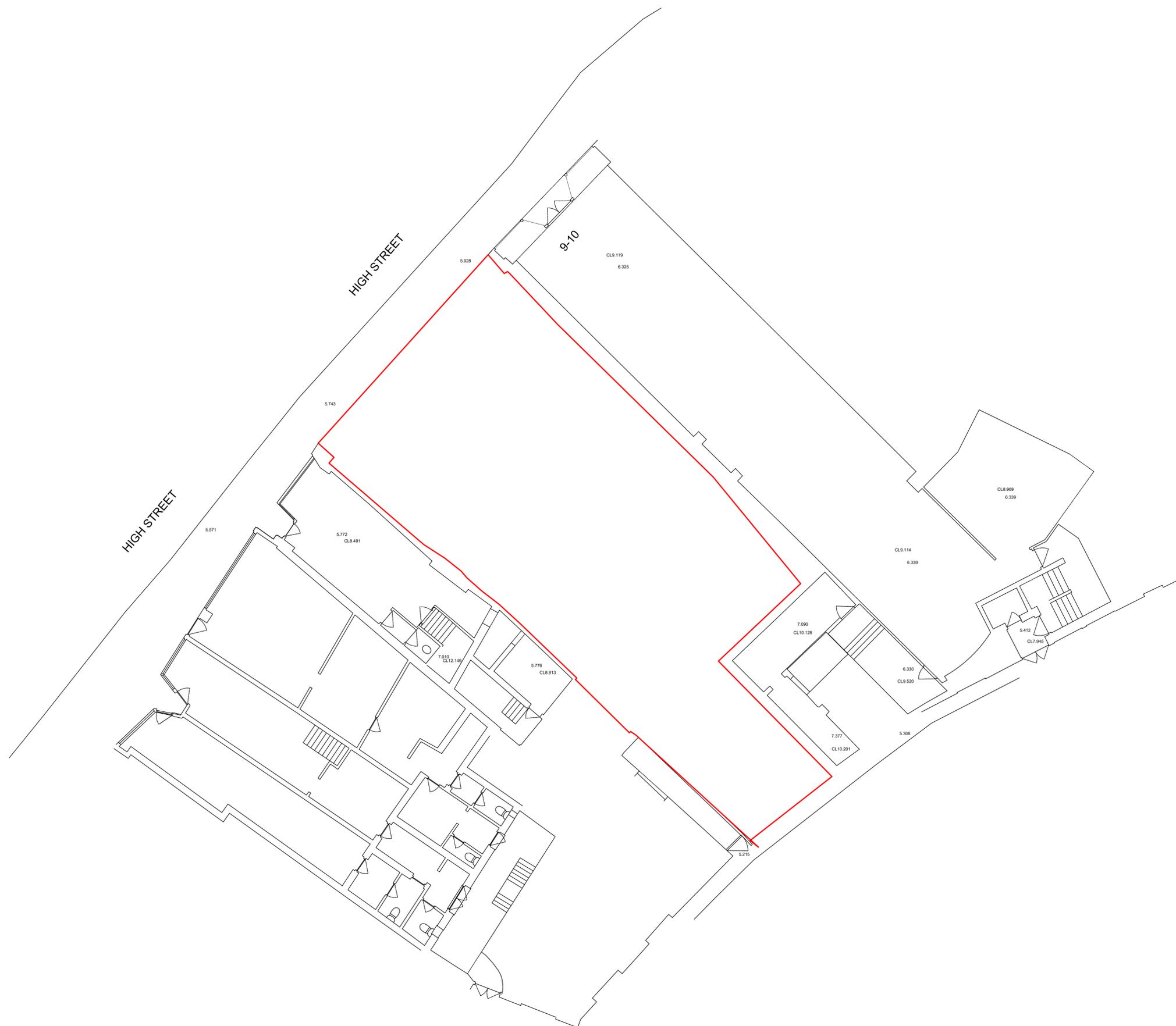
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PLANNING

REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

GROUND FLOOR PLAN
AS EXISTING

GROUND FLOOR PLAN



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HIGH STREET ELEVATION

PLANNING

REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

HIGH STREET ELEVATION
AS EXISTING

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Notes:

1. Approximate elevation based on photographs taken on site.



Site currently propped with scaffolding

AREA OF WORKS

PLANNING

REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

CASTLE MEWS ELEVATION
AS EXISTING

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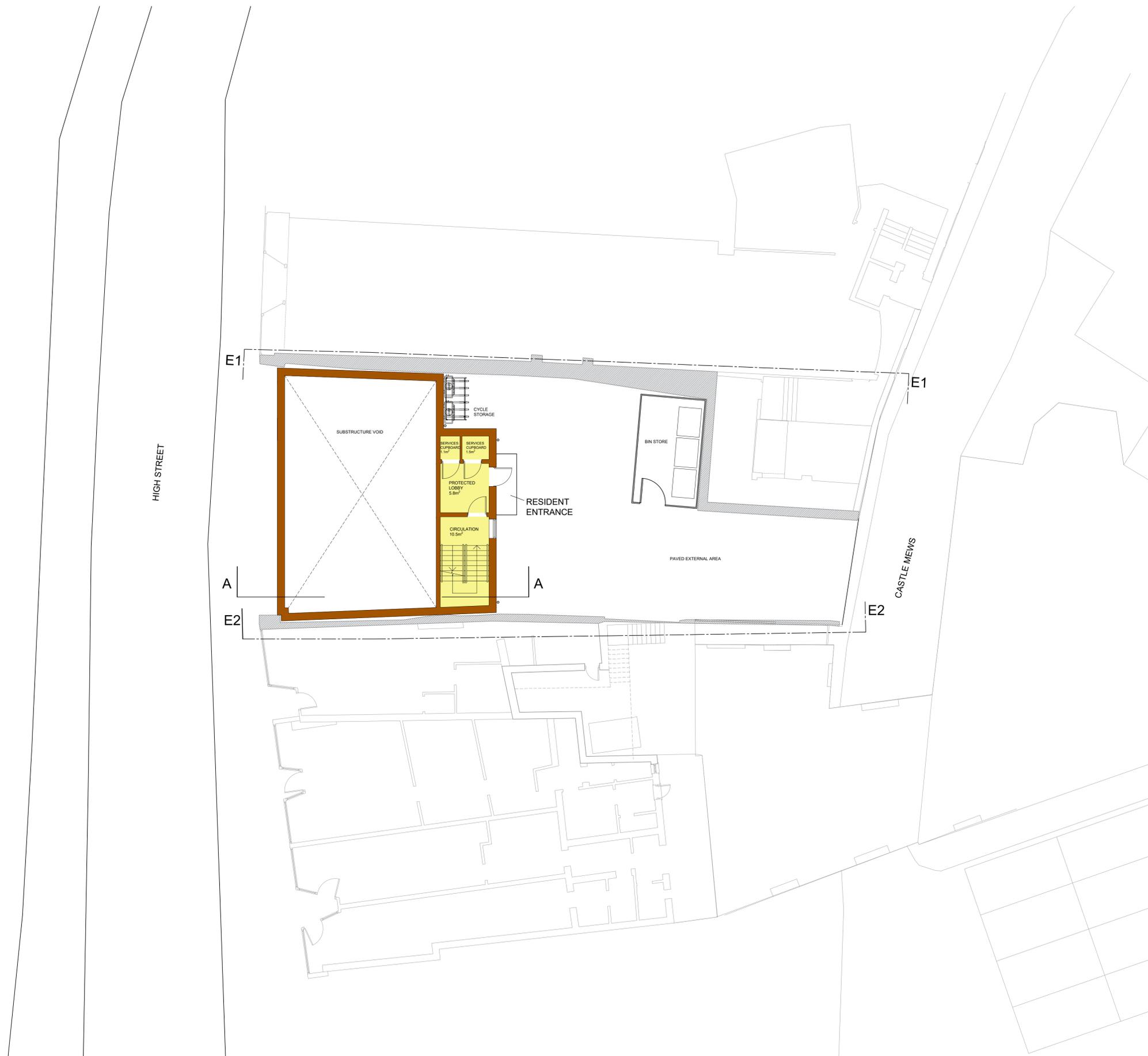
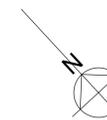


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HIGH STREET

CASTLE MEWS

PLANNING

REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

LOWER GROUND FLOOR PLAN
AS PROPOSED

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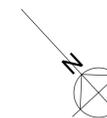
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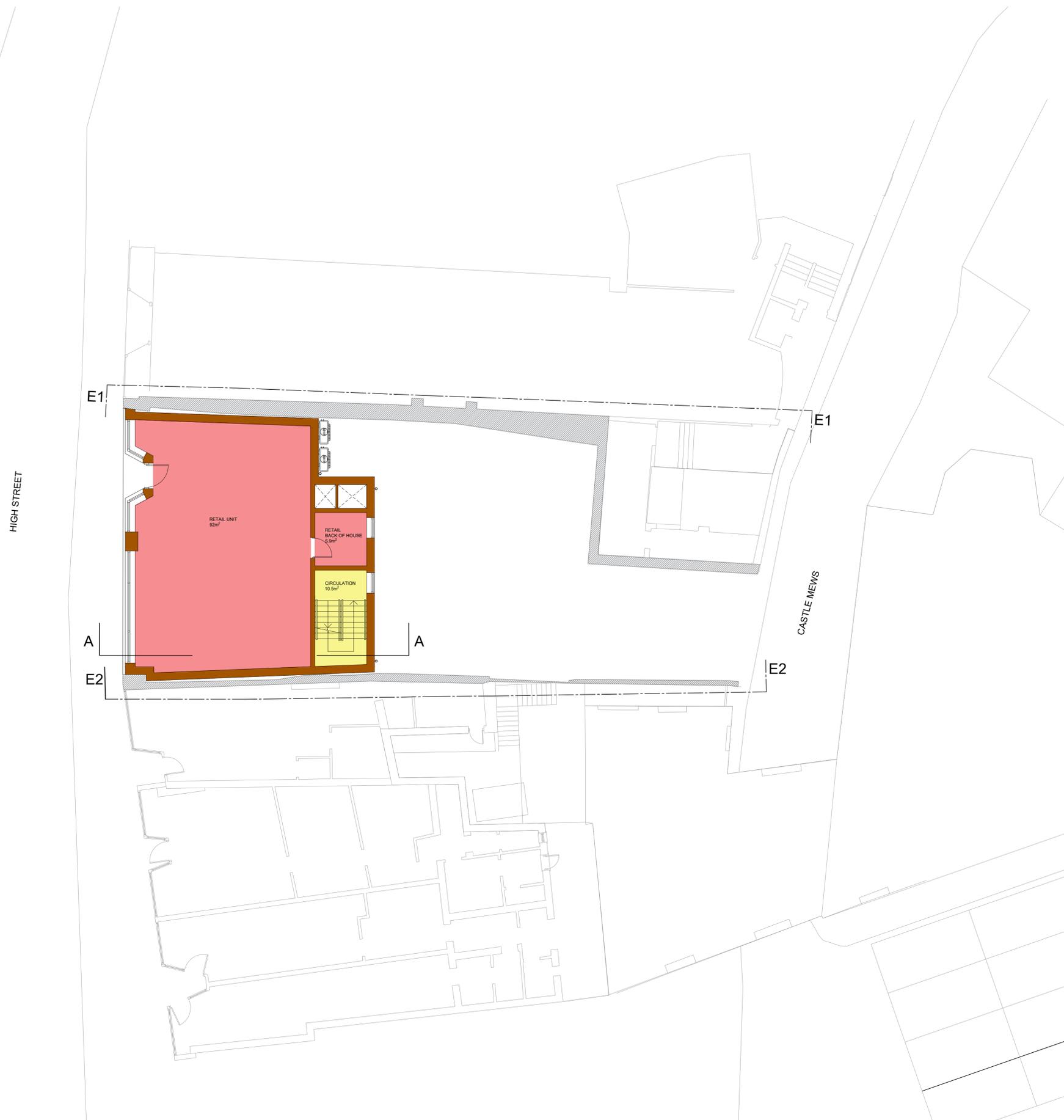
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Notes:

1. Back of house and main retail unit layout to be agreed with tenant.



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PLANNING

REDEVELOPMENT OF
 11-12 HIGH STREET
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FENLAND DISTRICT COUNCIL

GROUND FLOOR PLAN
 AS PROPOSED

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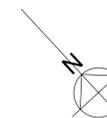
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Proposed Areas:

Flat 1 - 40m²
 Flat 2 - 43m²

PLANNING

REDEVELOPMENT OF
 11-12 HIGH STREET
 WISBECH

FENLAND DISTRICT COUNCIL

FIRST FLOOR PLAN AS
 PROPOSED

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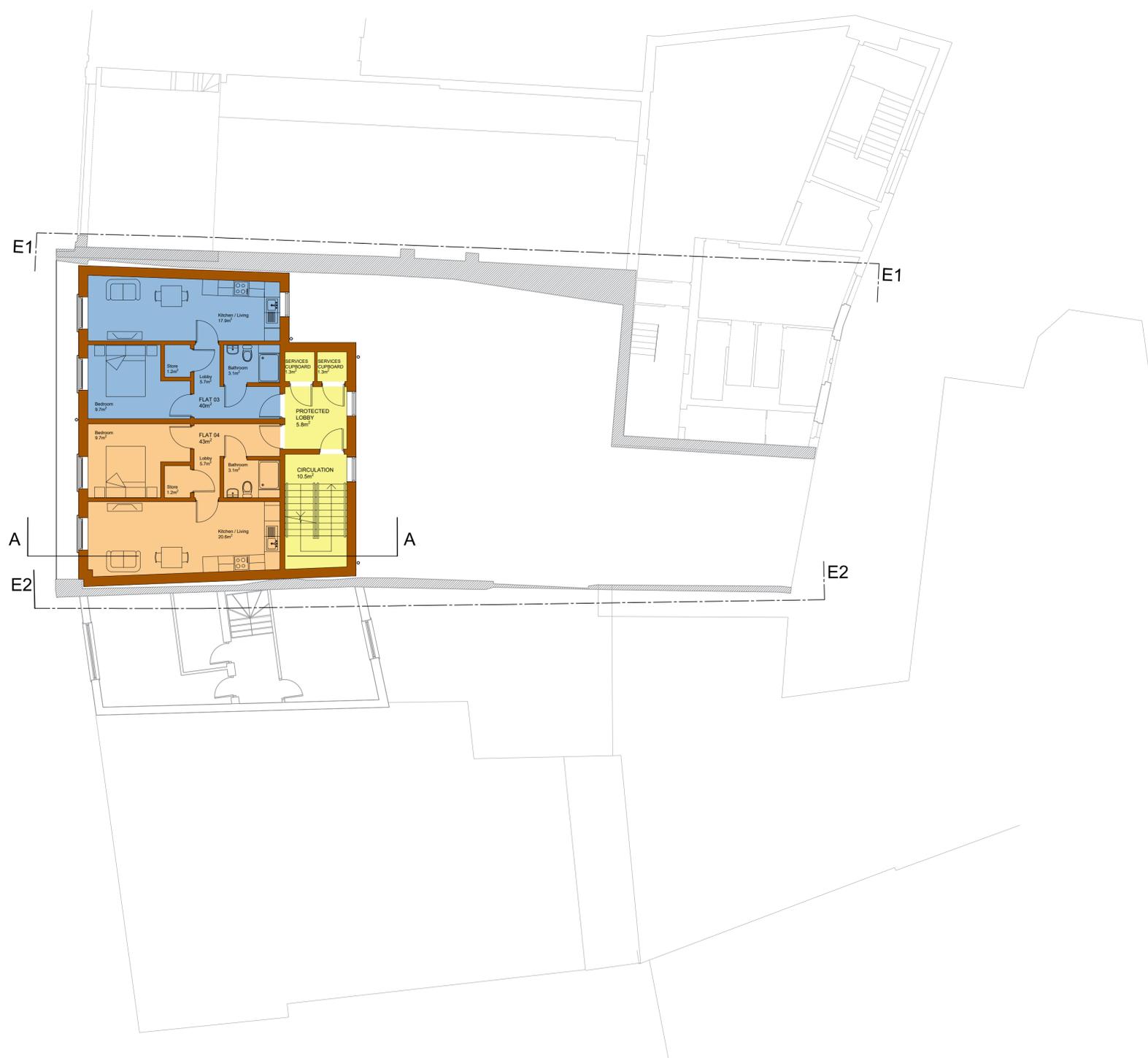
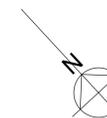
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Proposed Areas:

Flat 3 - 40m²
 Flat 4 - 43m²

PLANNING

REDEVELOPMENT OF
 11-12 HIGH STREET
 WISBECH

FENLAND DISTRICT COUNCIL

SECOND FLOOR PLAN
 AS PROPOSED

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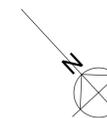


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Proposed Areas:

Flat 5	- 40m ²
Flat 6	- 43m ²



PLANNING

REDEVELOPMENT OF
 11-12 HIGH STREET
 WISBECH

FENLAND DISTRICT COUNCIL

THIRD FLOOR PLAN
 AS PROPOSED

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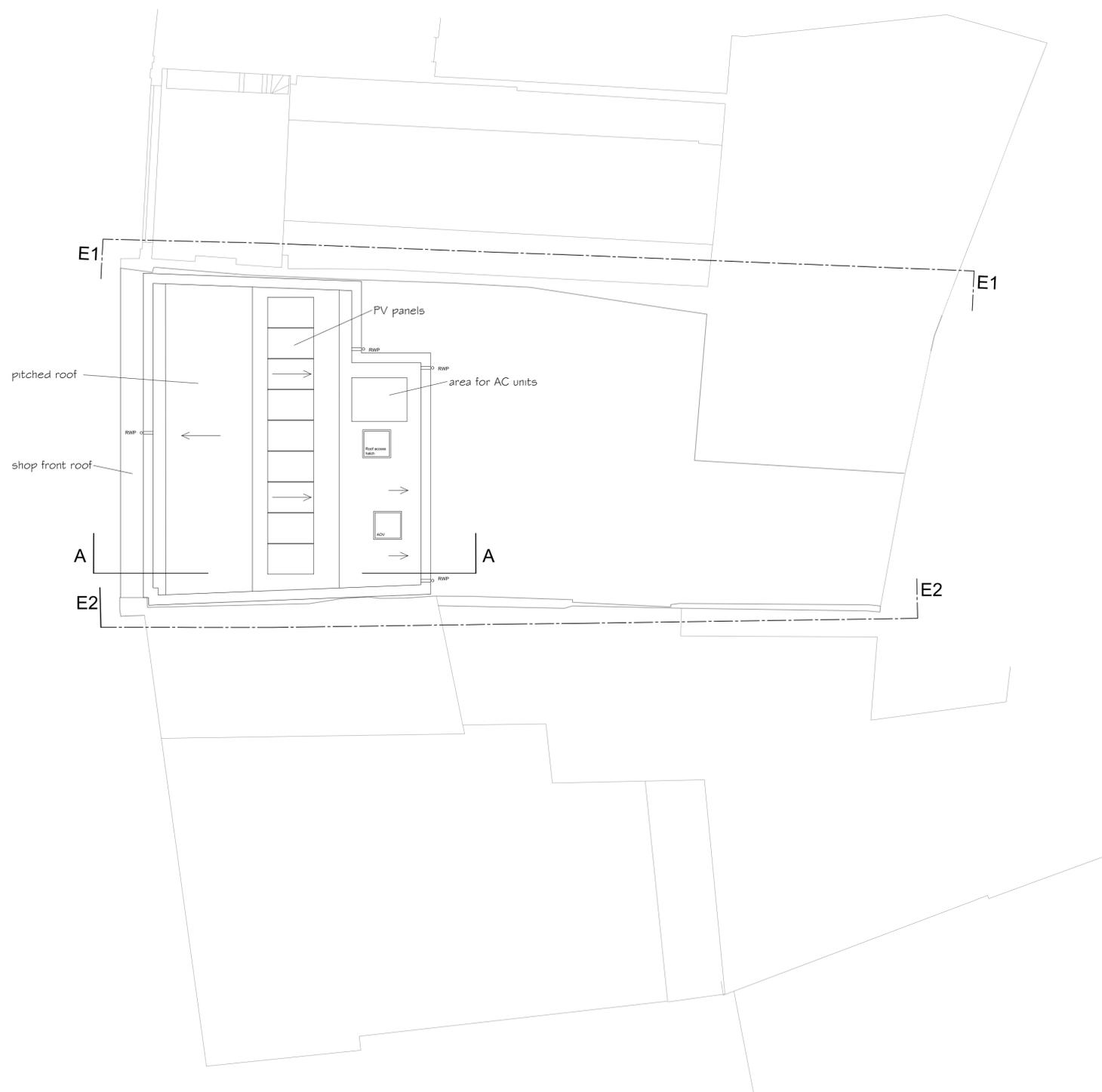
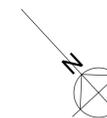


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PLANNING

REDEVELOPMENT OF
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FENLAND DISTRICT COUNCIL

ROOF PLAN AS PROPOSED

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PLANNING
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HIGH STREET ELEVATION
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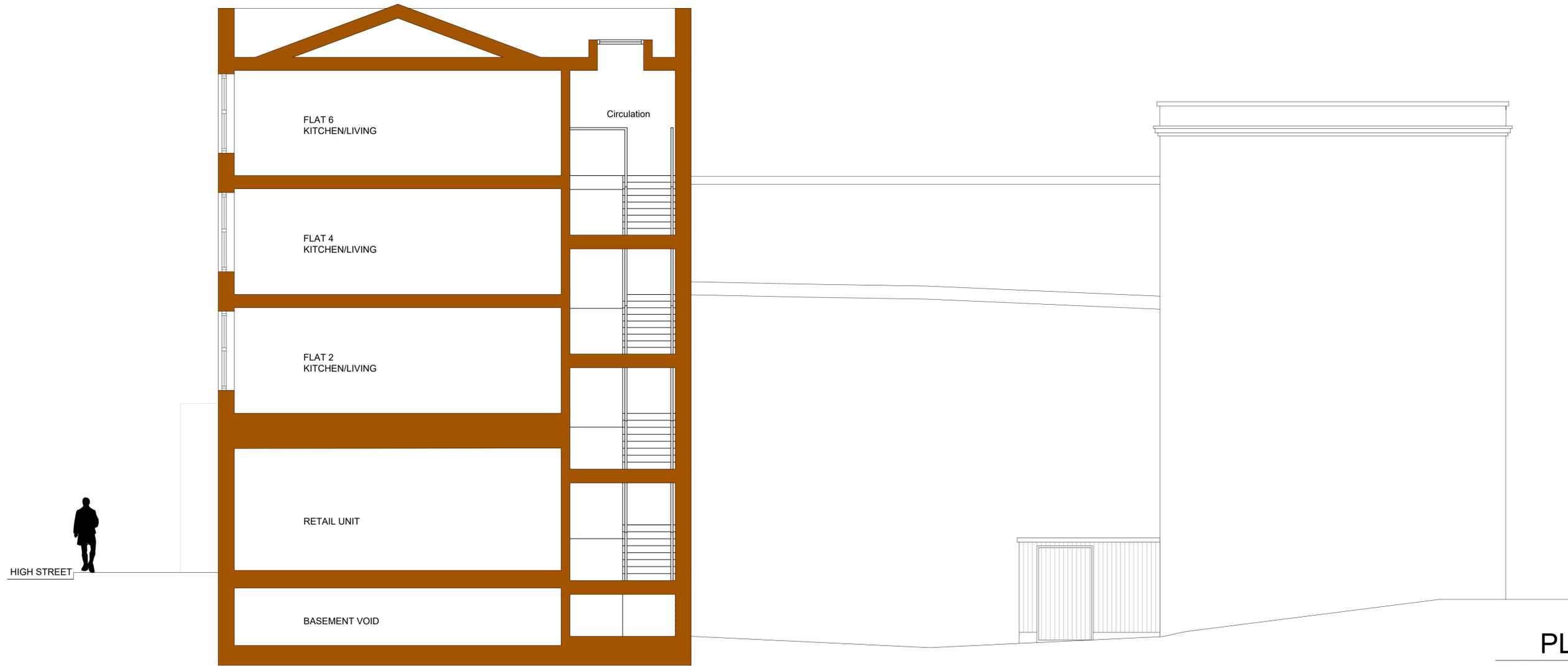
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REDEVELOPMENT OF
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SITE SECTION A-A
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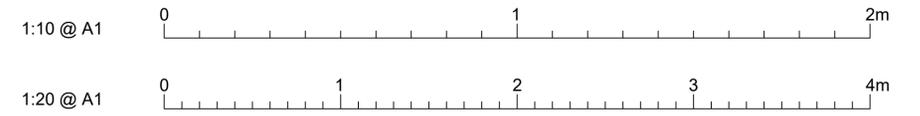
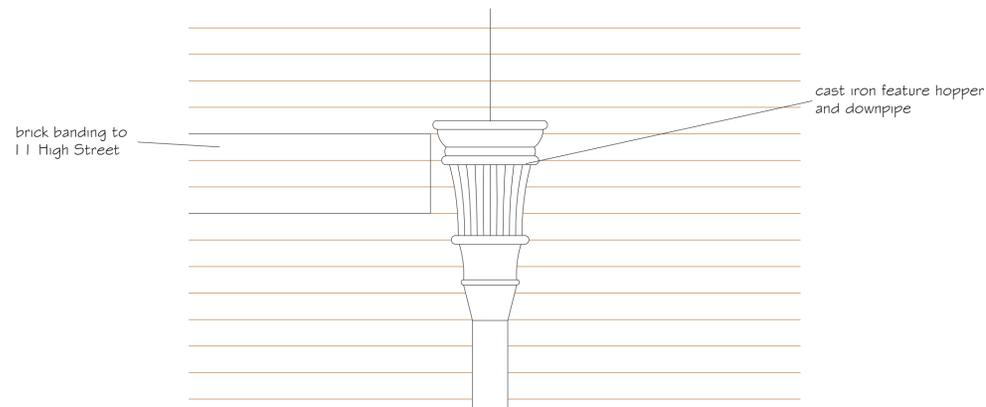
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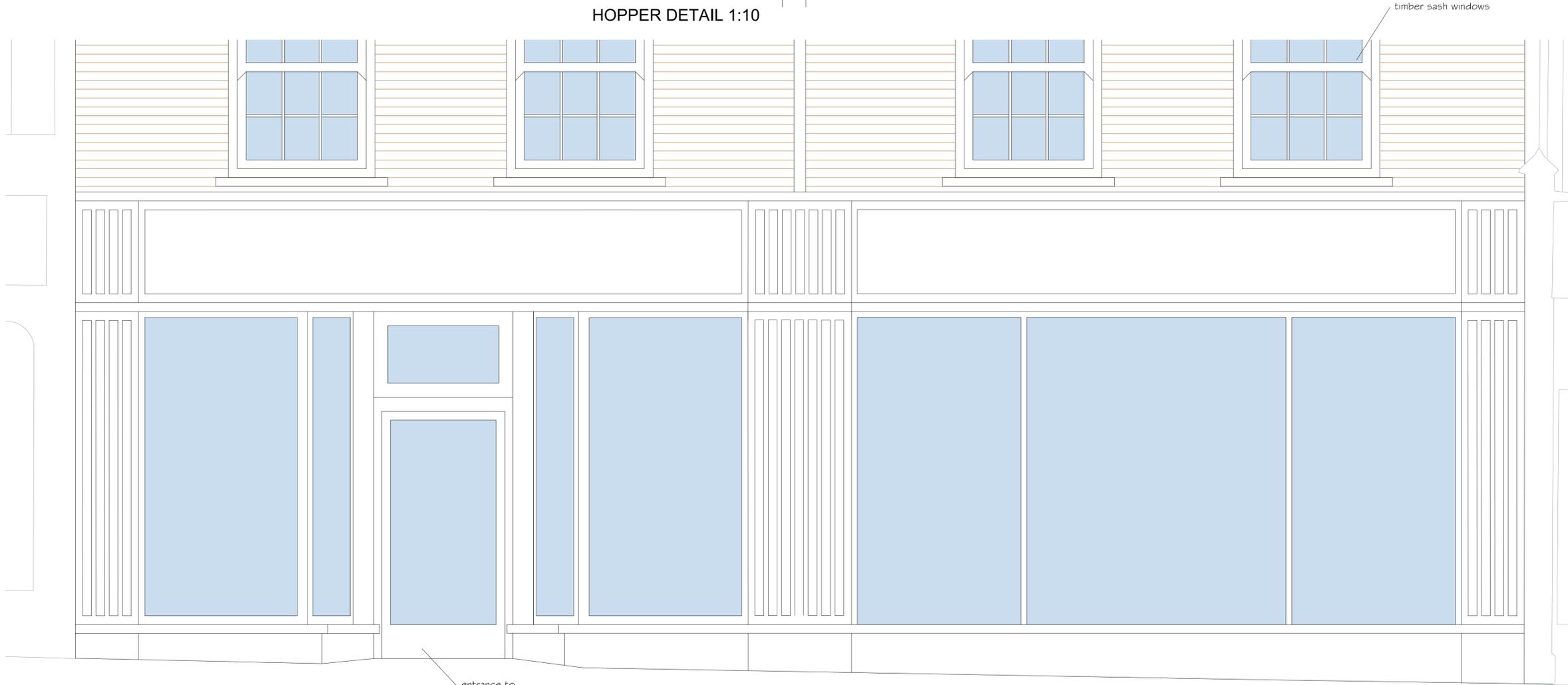
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HOPPER DETAIL 1:10

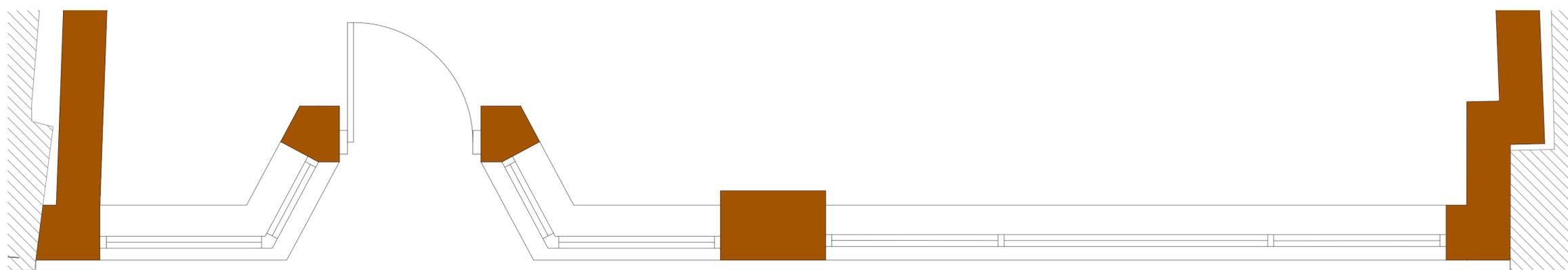


SHOP FRONT ELEVATION 1:20

PLANNING
REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

SHOP FRONT DETAIL



SHOP FRONT PLAN 1:20

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1:20 @ A1 LT

