

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.

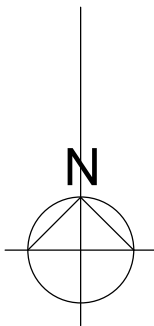
- 3.4 The cost estimate at this time remains at £3M with funding continued to be sort from external sources including but not limited to NHLF and CPCA with additional options also being considered.
- 3.5 Delivery of the scheme is presently programmed for Summer 2027, and the current project plan is attached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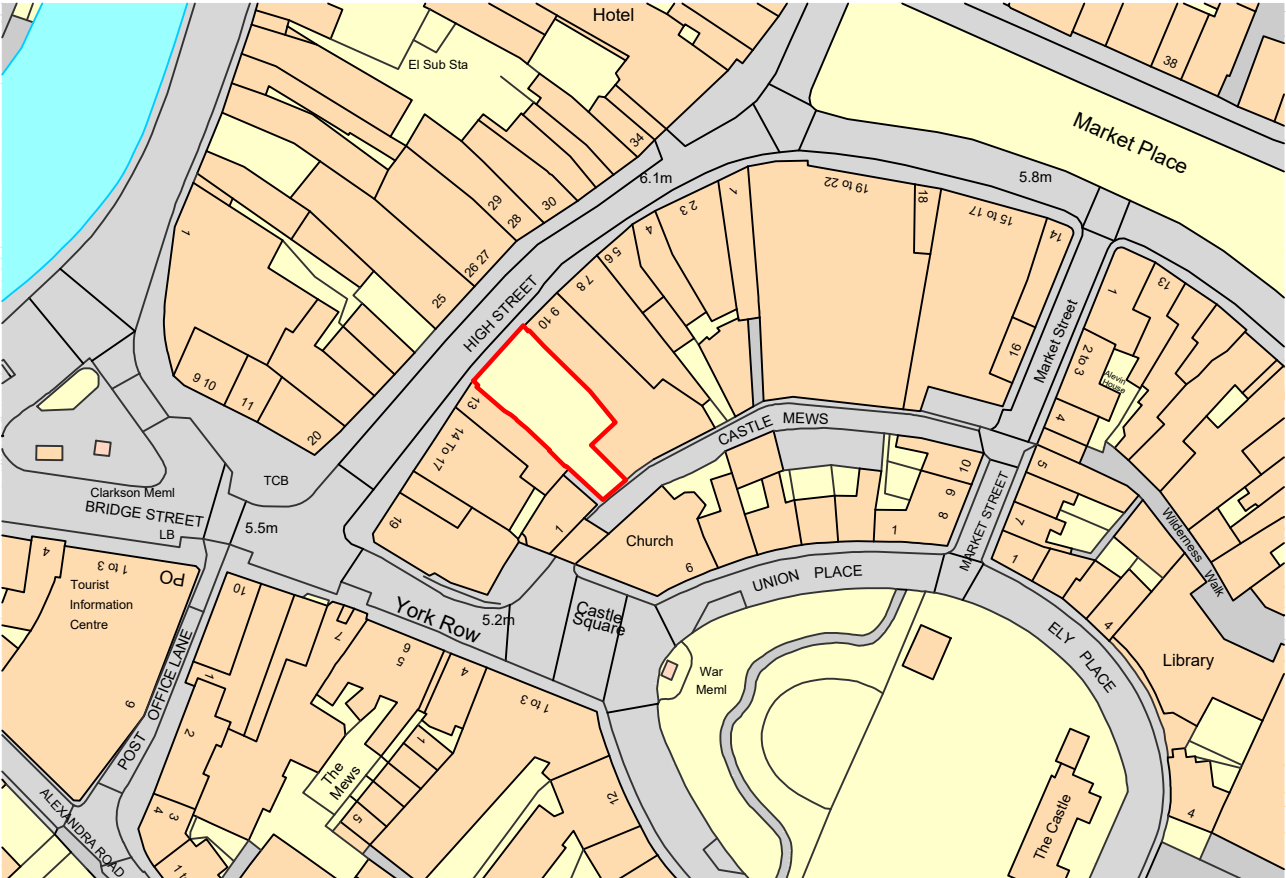
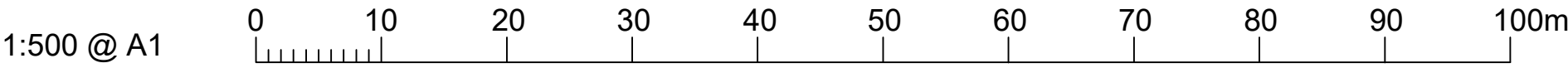


— = AREA OF PROPOSED WORKS AND
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BLOCK PLAN (1:500)



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LOCATION PLAN (1:1250)



PLANNING

REDEVELOPMENT OF
11-12 HIGH STREET
WISBECH

FENLAND DISTRICT COUNCIL

LOCATION PLAN AND
BLOCK PLAN


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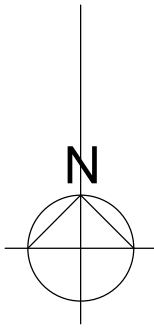
EJ

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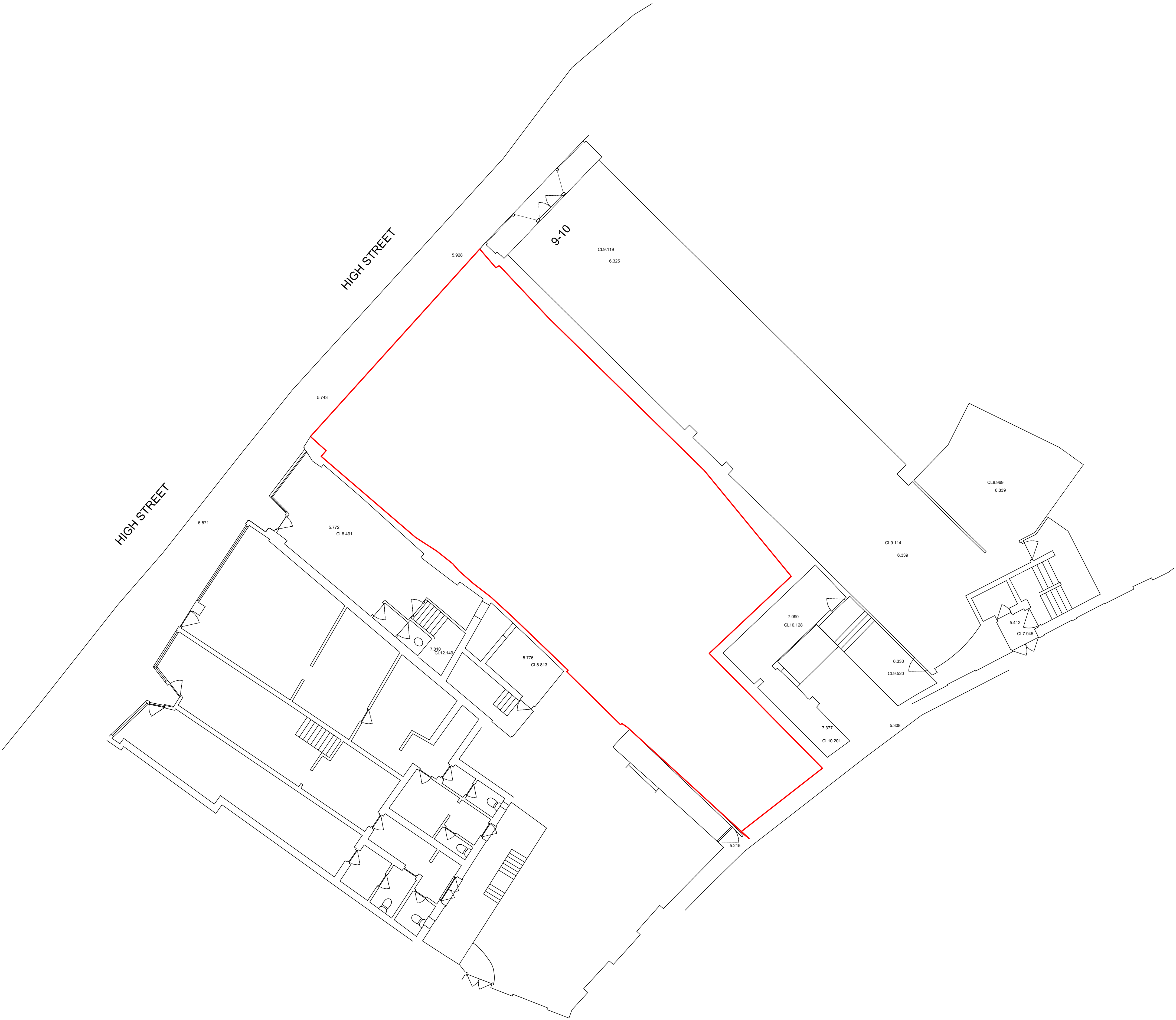
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PLANNING

REDEVELOPMENT OF
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FENLAND DISTRICT COUNCIL

GROUND FLOOR PLAN
AS EXISTING

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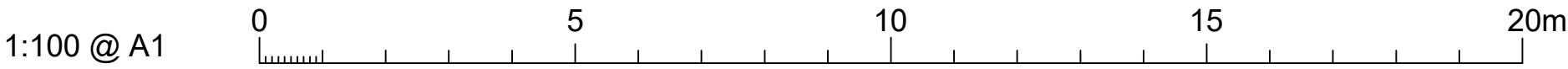
HIGH STREET ELEVATION

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REDEVELOPMENT OF
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HIGH STREET ELEVATION
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- Notes:
- 1. Approximate elevation based on photographs taken on site.



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REDEVELOPMENT OF
11-12 HIGH STREET
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FENLAND DISTRICT COUNCIL

CASTLE MEWS ELEVATION
AS EXISTING

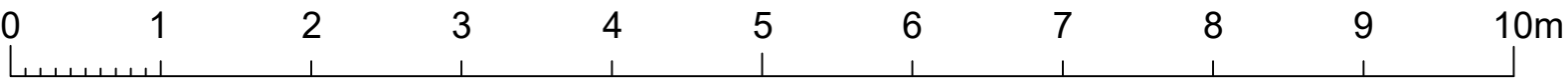

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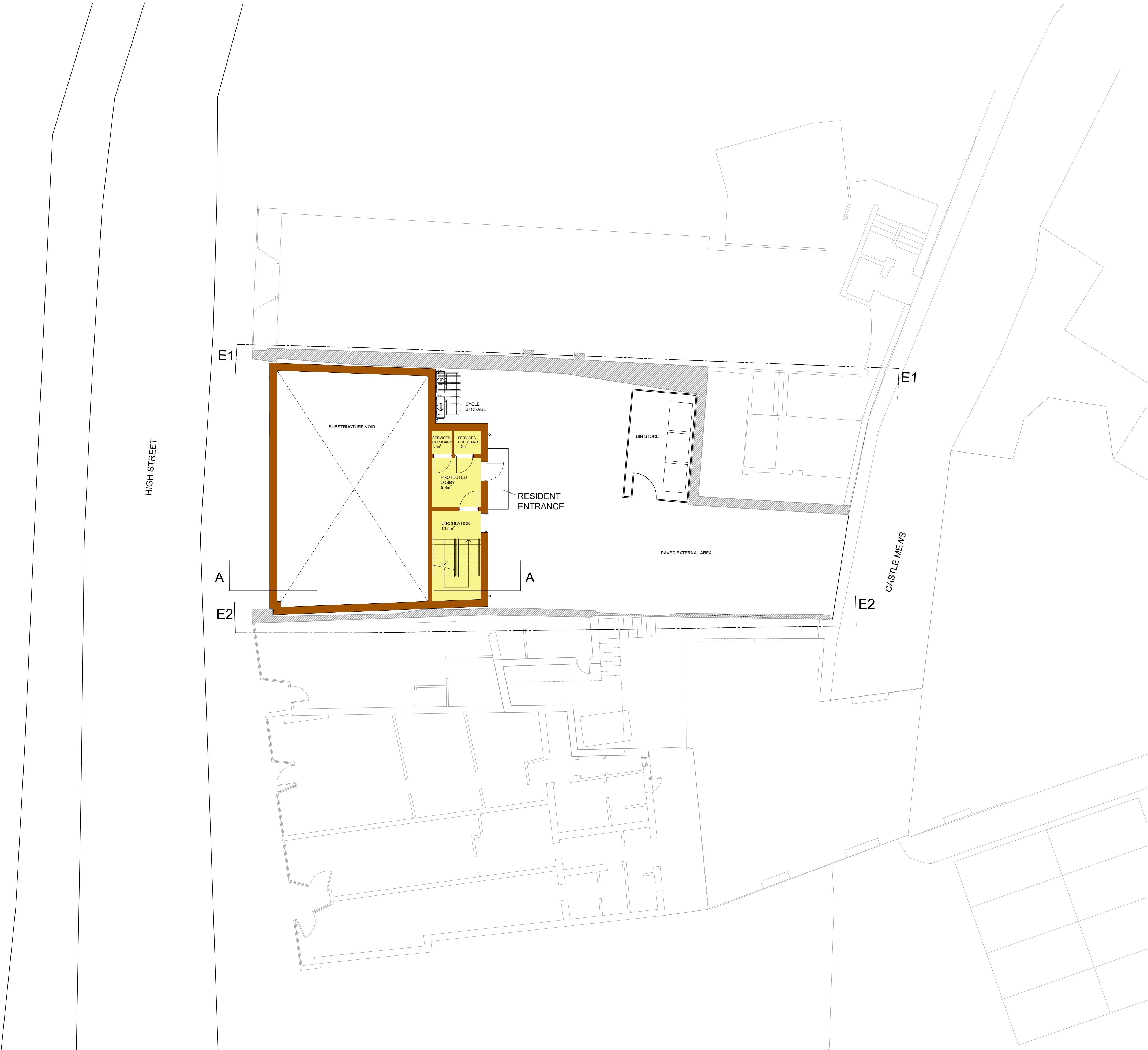
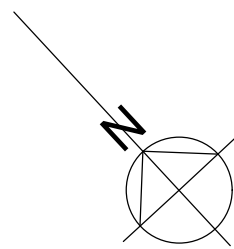


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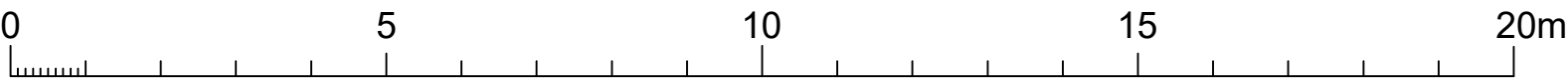
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3354/2/SD104

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REDEVELOPMENT OF
11-12 HIGH STREET
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LOWER GROUND FLOOR PLAN
AS PROPOSED


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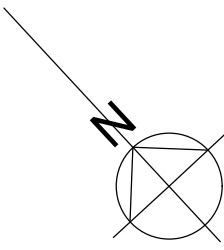

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Notes:

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

HIGH STREET

CASTLE MEWS

E1

E1

A

A

E2

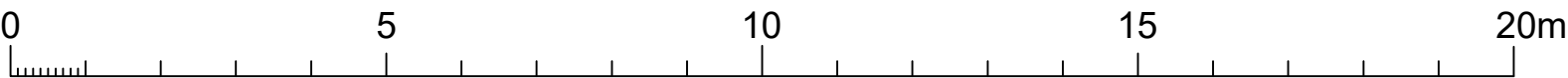
E2

RETAIL UNIT
90m²

RETAIL
BACK OFF HOUSE
0.8m²

CIRCULATION
10.5m²

1:100 @ A1



PLANNING

REDEVELOPMENT OF
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GROUND FLOOR PLAN
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Flat 1	- 40m ²
Flat 2	- 43m ²



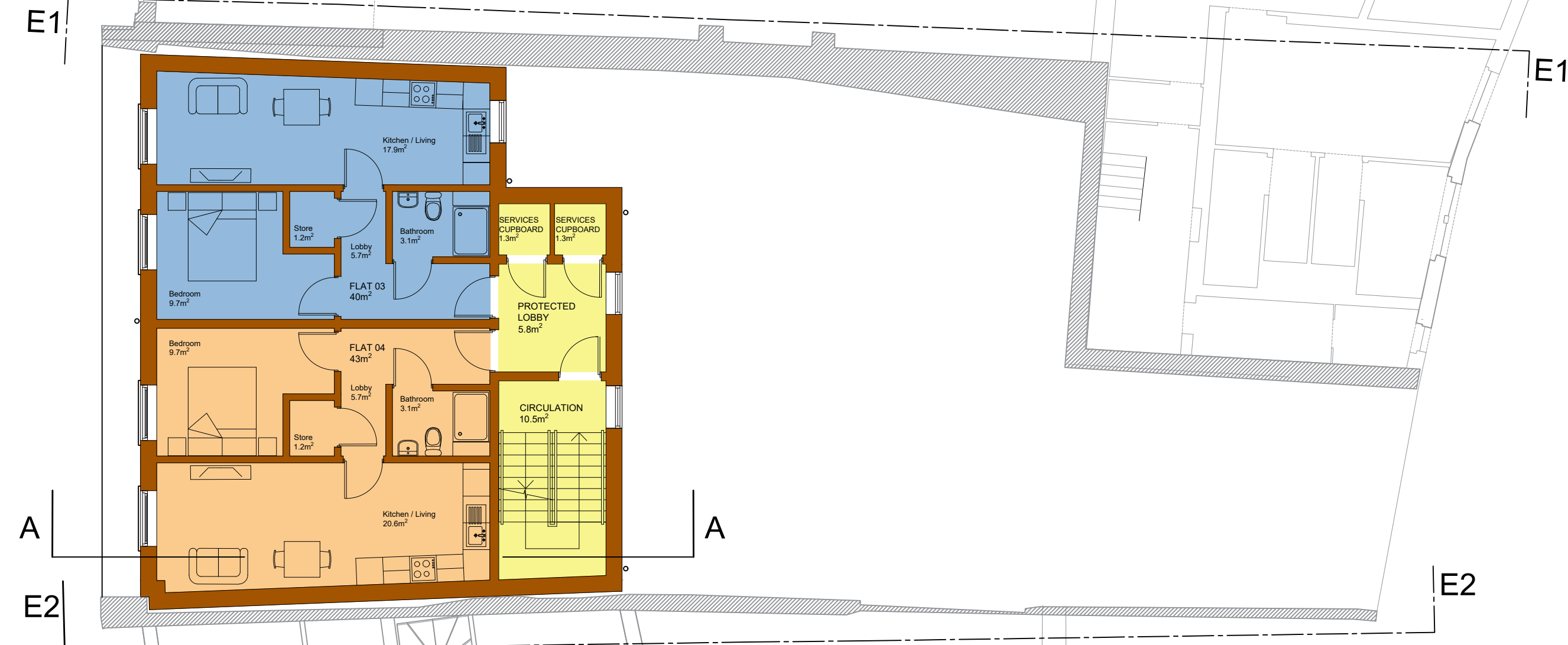
FIRST FLOOR PLAN AS
PROPOSED



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Flat 3	- 40m ²
Flat 4	- 43m ²



REDEVELOPMENT OF 11-12 HIGH STREET WISBECH

SECOND FLOOR PLAN
AS PROPOSED

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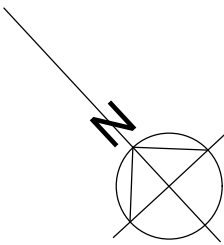
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Proposed Areas:

Flat 5 - 40m²
Flat 6 - 43m²



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REDEVELOPMENT OF
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THIRD FLOOR PLAN
AS PROPOSED


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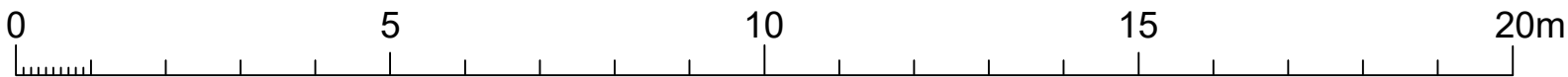

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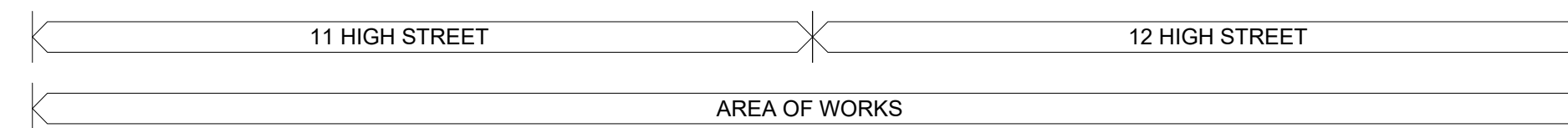


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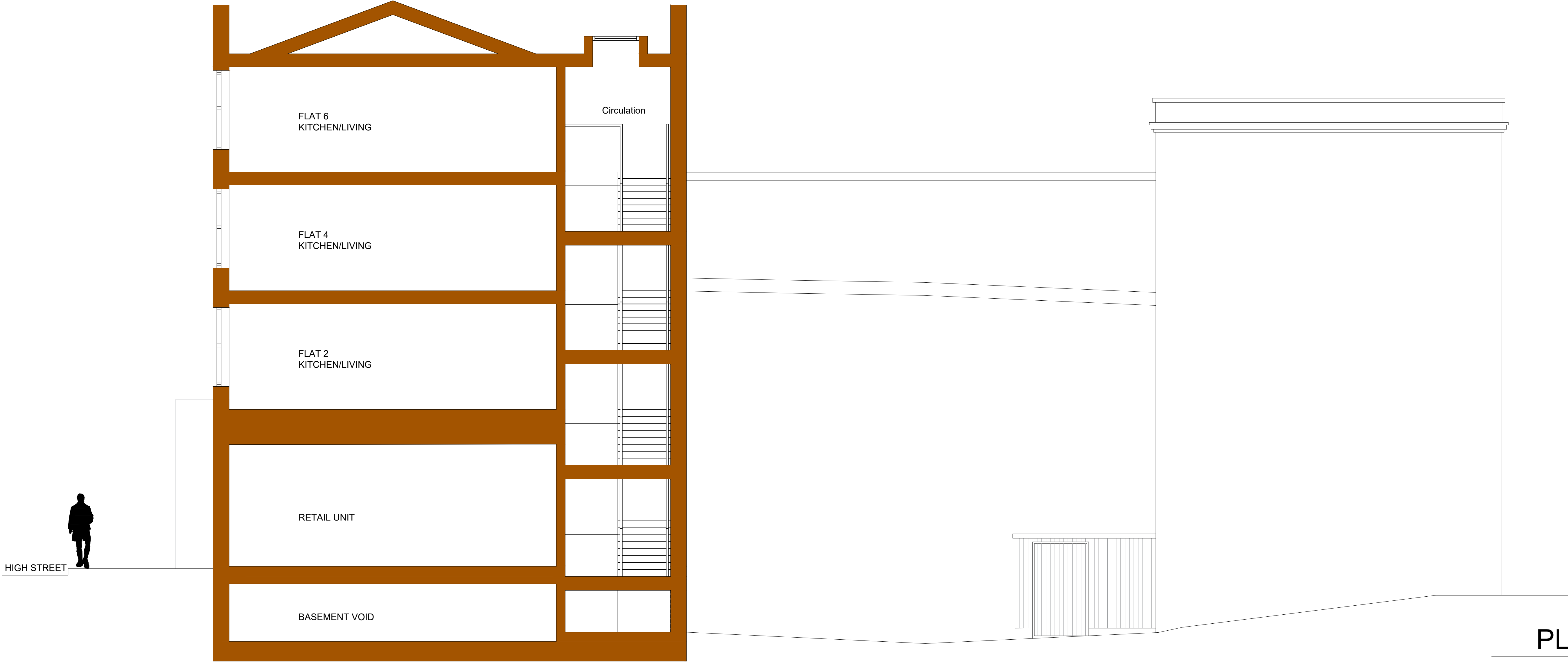
brick banding

- cast iron hopper and downpipe

- timber sash windows



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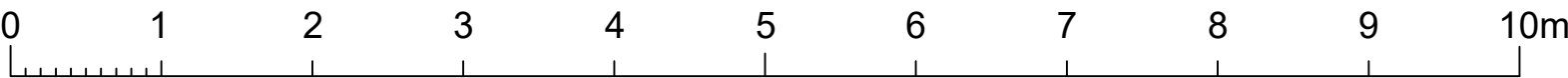
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SITE SECTION A-A
AS PROPOSED

1:50 @ A1



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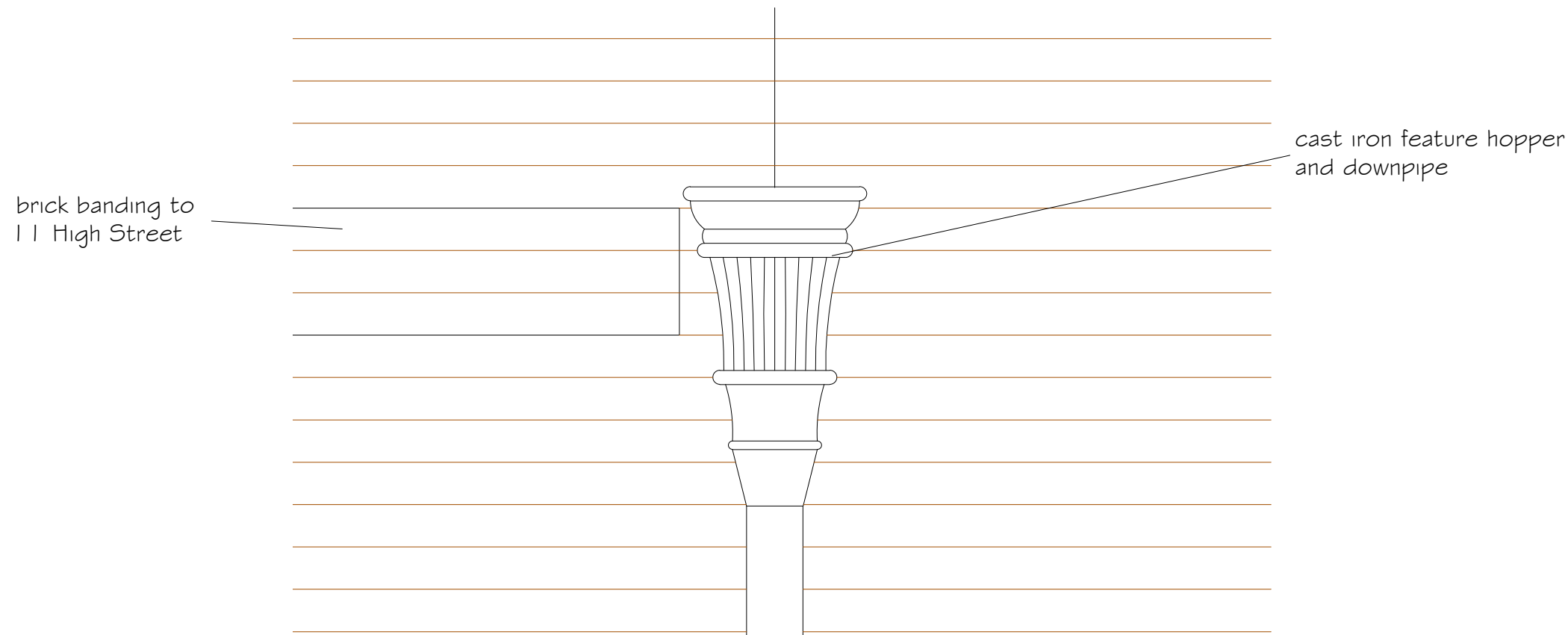
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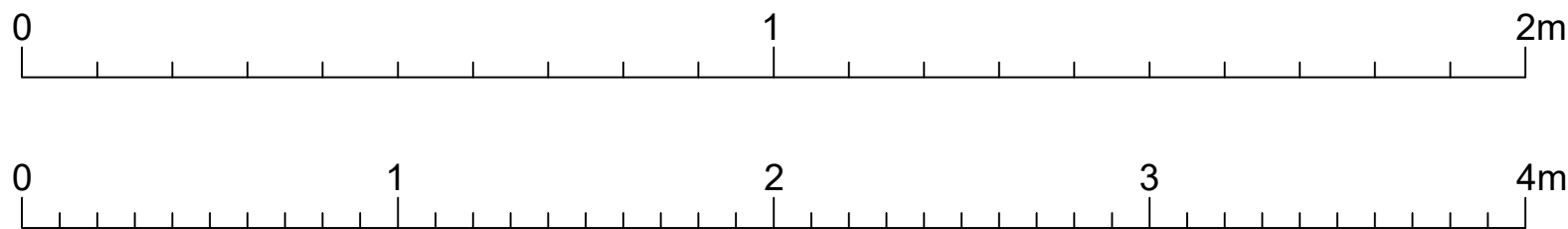
3354/SD115



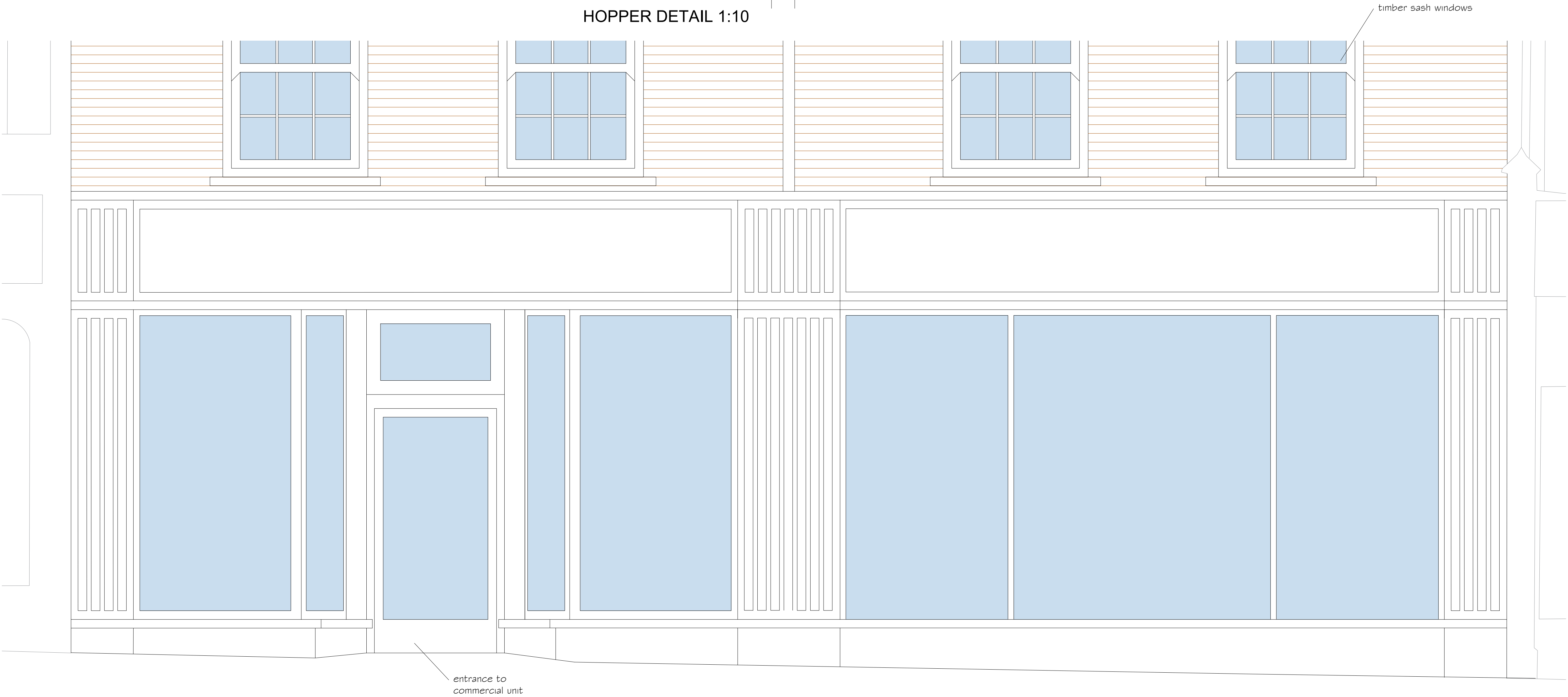
HOPPER DETAIL 1:10

1:10 @ A1

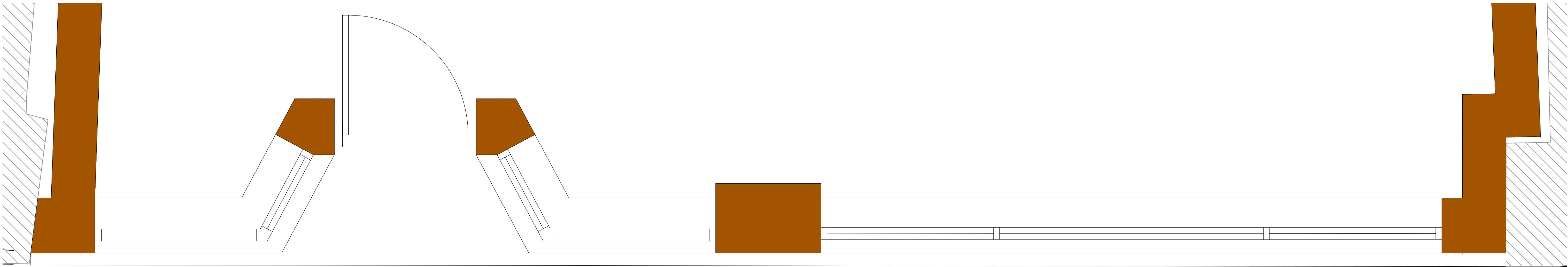
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SHOP FRONT ELEVATION 1:20



SHOP FRONT PLAN 1:20

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SHOP FRONT DETAIL

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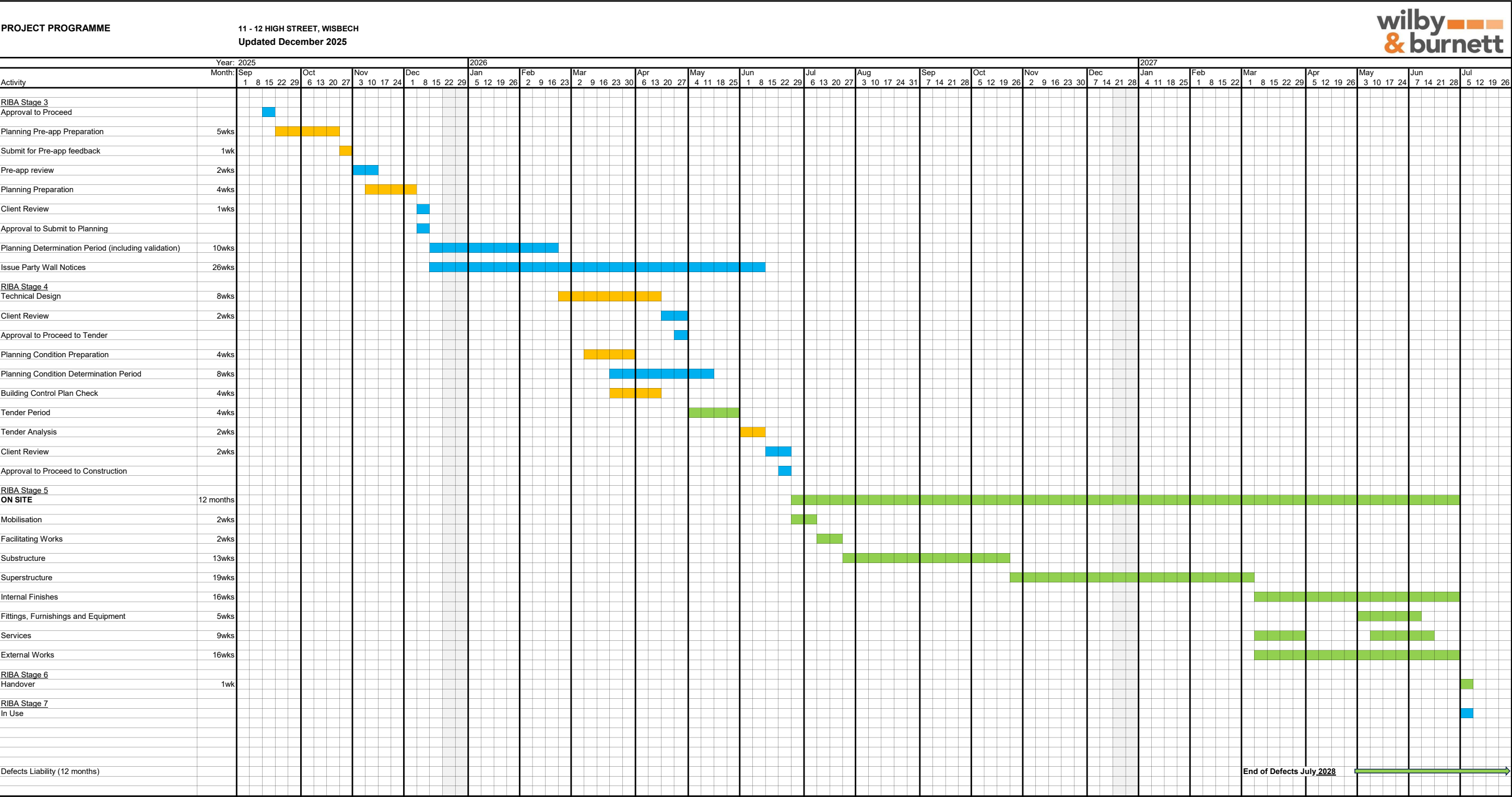
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3354/2/SD116

APPENDIX 2



KEY:

Fenland District Council

Design Team

Contractor