42 Marine Parade – Frontage Survey and Photographic Record

Planning application AWDM/0673/26 · 7 October 2026

Purpose

No. 42 Marine Parade is not part of a shopping frontage. The Local Plan places it in the Town Centre Seafront Area but outside any Primary or Secondary Shopping Frontage, and the site survey on 7 October 2026 found no shops on this terrace at all.

This record answers the policy advice in Finlay Gardner's email of 5 October 2026, which treats the unit as part of a key town-centre seafront area where active uses are expected and their loss resisted (SS3(e), DM13 c) iii), para 5.184). It sets out what the Local Plan map shows and what is actually on the ground, so the Council can assess the frontage on evidence.

Survey: Wednesday 7 October 2026, 07:36–07:38 (camera time stamps), from the seafront promenade opposite and the pavement in front of the terrace. Photographs taken by the applicant.

Policies this record addresses

This record provides the evidence the email of 5 October asks for: the email says compliance with these policies "currently [has] not been assessed".

Policy cited by the Council	The Council's reading (5 Oct email)	What this record shows
Worthing Local Plan 2023, Town Centre Seafront Area	Site is in the Seafront Area, so a change of use needs extra consideration	The Seafront Area is the only designation here; no Primary or Secondary Shopping Frontage (Figure 1)
Policy SS3 (Town Centre), criterion (e)	Supports active and vibrant uses along the seafront	The terrace has no shops; its active uses are bars, which have repeatedly failed (Photos 1–4)
Policy DM13 (Retail and Town Centre Uses), c) iii)	Key seafront area where active uses are expected and their loss resisted	The frontage is residential in character; No. 42 has stood empty for a year despite marketing
Supporting text, para 5.184	The locality matters to the town centre and visitor economy	A vacant unit does not serve visitors; homes keep the frontage occupied and maintained
NPPF (Aug 2026), Policy TC2 (our	Not cited by the Council	TC2 gives substantial weight to homes that support a centre's vitality, and to

Policy cited by the Council	The Council's reading (5 Oct email)	What this record shows
addition)		keeping day-to-day shops and services. None is lost: the terrace has none (Photos 1–4)

Figure 1: what the Local Plan map shows

The Council chose not to give this terrace shopping-frontage protection. It applied Primary Shopping Frontage to South Street and Montague Street and Secondary Shopping Frontage to the block at Bath Place, immediately north-east, but not to No. 42 or its neighbours. No. 42 is within the Town Centre Seafront Area, where Policy DM13 c) iii) applies; this survey records what is on the ground there.

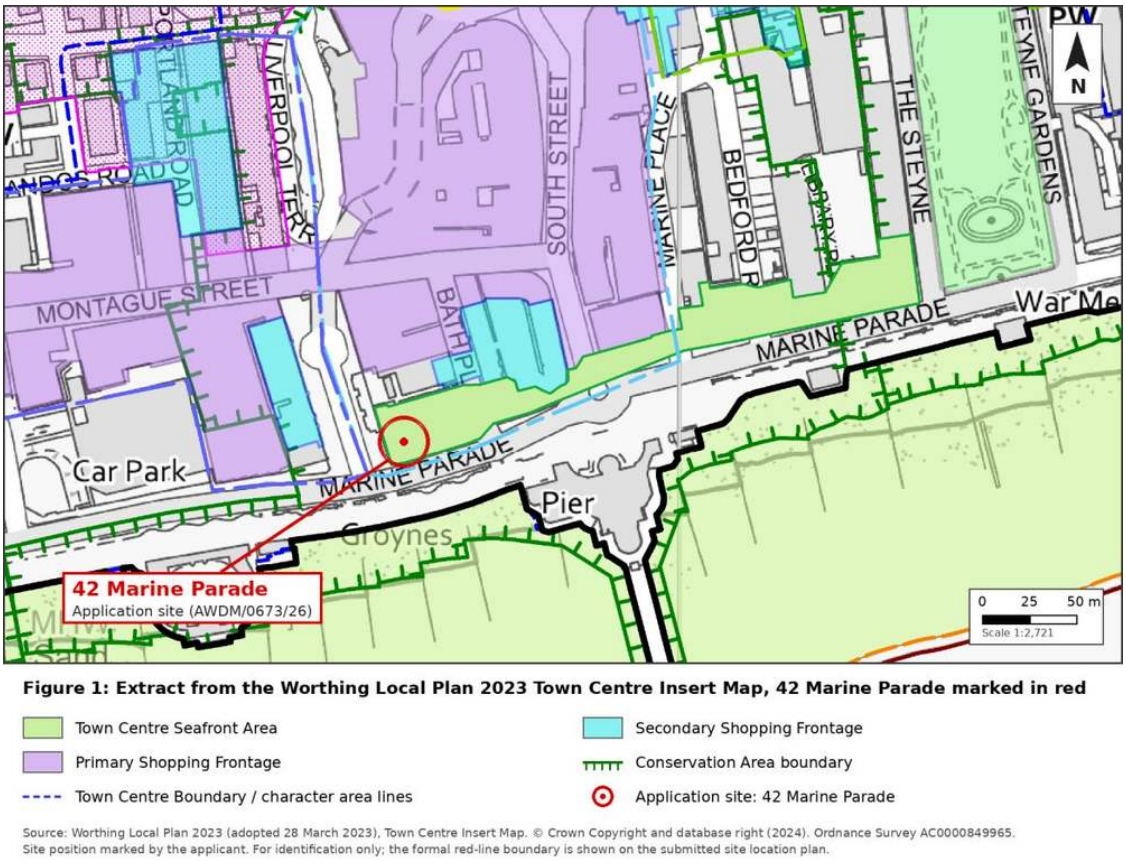


Figure 1: Extract from the Worthing Local Plan 2023 Town Centre Insert Map, 42 Marine Parade marked in red

Figure 1. Extract from the Worthing Local Plan 2023 Town Centre Insert Map, No. 42 marked in red. Key, north arrow and 50 m scale bar included.

Designation (map key)	At No. 42?	Where it is applied
Town Centre Seafront Area (light green)	Yes	Along the north side of Marine Parade
Secondary Shopping Frontage (teal)	No	Block at Bath Place, immediately north-

Designation (map key)	At No. 42?	Where it is applied
		east
Primary Shopping Frontage (lilac)	No	South Street and Montague Street
Conservation Area	Yes	South Street Conservation Area

Photographic record

The photographs show a residential terrace with a few bar units in it, not a shopping street. There is no shop, café or other retail unit anywhere on the frontage.



Photo 1. The terrace from the seafront promenade, 7 October 2026, 07:36. No. 42 is the end building on the left with the Jacobs Steel "To Let" board. The upper floors are flats from No. 37 to No. 42. At ground floor, only two units carry bar signage: Soundcheck (No. 40) and Cove (37–39).



Photo 2. No. 42 (left) and No. 41, Oyster Court (right), 07:36. No. 42's former bar is closed, with the Jacobs Steel "Ground Floor Unit To Let – Commercial" board above the doors. The residential entrances to the flats above (Nos. 42 and 41) sit under the central portico. No. 41's ground floor is in residential use, with net curtains behind the bay.

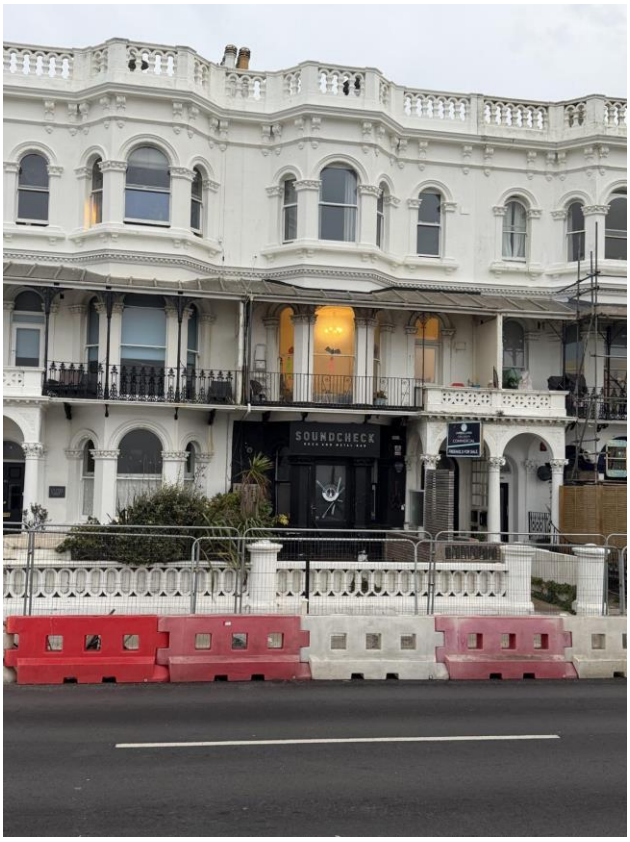


Photo 3. Oyster Court (No. 41, left), Soundcheck rock and metal bar (No. 40, centre) and the white portico to its right, the residential entrance to the flats above Cove (37–39), 07:36. The door between Soundcheck and the portico serves the flats above No. 40. A James & James "Commercial – Freehold for Sale" board is fixed to that portico. Flats occupy every upper floor. Scaffolding on the units to the right.



Photo 4. Cove Bar & Lounge (37–39, centre-left) and Marine Parade Dental Practice (grey building, right) at the east end of the terrace, 07:38. Cove closed with immediate effect in September 2026, within a fortnight of Montague Gardens opening. The dental practice is a healthcare use, not a shop.

Roadworks barriers and temporary fencing ran along the front of Nos. 40–42 at the time of the survey.

Frontage schedule, west to east

Of the ground-floor frontages on this terrace, none is a shop. The commercial uses are two bars (one of which has just closed) and a dental surgery; the upper floors from No. 37 to No. 42 are residential.

Address	Ground floor, 7 Oct 2026	Upper floors	Photo
42 (application site)	Vacant former bar, to let since Oct 2025	Flats (4)	1, 2
41, Oyster Court	Residential: Oyster Court, six flats from ground to second floor	Flats	1, 2, 3
40	Soundcheck rock and metal bar, trading; freehold for sale. The door to the right of the bar is the	Flats	1, 3

Address	Ground floor, 7 Oct 2026	Upper floors	Photo
	residential entrance to the flats above No. 40		
37–39	White portico with black-framed door: residential entrance to the flats above Cove. Then Cove Bar & Lounge, closed Sept 2026, with two entrances (main entrance and secondary double doors), one premises. Scaffolding in place at the time of survey (understood to be building maintenance)	Flats	1, 3, 4
36	Marine Parade Dental Practice (healthcare)	Not confirmed (may be ancillary to the practice)	1, 4

Ground floor: no retail units; 2 vacant (No. 42 and Cove); 1 bar trading (No. 40); 1 dental practice; No. 41 residential. Upper floors: residential flats from No. 37 to No. 42, confirmed by the applicant; use above No. 36 not confirmed.

Beyond the terrace: to the west of No. 42 is the pedestrianised Montague Place, redeveloped by the Council, with restaurants along its west side. Beyond it, about 50 metres from No. 42, Beaulieu Court (No. 43) is a block of ten flats. Of the 28 addresses the Council notified about this application on 18 June 2026, 25 are flats.

Findings

The map and the site agree: this is a residential seafront terrace, not a shopping location.

1. **No shopping frontage designation.** The Local Plan applies Primary and Secondary Shopping Frontage nearby but deliberately not here (Figure 1).
2. **No shops on the ground.** Not one retail unit on the terrace. The only commercial uses are bars and a dental practice (Photos 1–4).
3. **Residential character.** Flats fill the upper floors from No. 37 to No. 42, and No. 41 next door, Oyster Court, is six flats from ground to second floor (Photos 2, 3).
4. **Bars here keep failing.** No. 42 has been empty and marketed for a year. At 37–39, three doors east, Escape Bar and Grill, which had announced plans for a refurbishment, ceased trading; Pier View followed from July to December 2025; and Cove, the latest operator there, closed in September 2026 after a single summer (Photo 4).

Conclusion

The site lies within the Town Centre Seafront Area but outside any Primary or Secondary Shopping Frontage (Figure 1). A survey of the terrace on 7 October 2026 (Photos 1–4) found no retail units at ground floor. The upper floors from No. 37 to No. 42 are flats, No. 41 is residential at ground floor, and the only

commercial uses are two bar units, one of which (Cove, 37–39) closed in September 2026, and a dental practice. Bar use at 37–39 has repeatedly failed: Escape Bar and Grill, then Pier View (July to December 2025), then Cove (May to September 2026) have all stopped trading. The frontage is residential in character. Two well-designed flats at No. 42 would be consistent with that character, and would contribute more to the vitality of the Seafront Area than a ground-floor unit that has failed to let after twelve months of marketing.

Signed: [redacted]

Matthew Naish, Deadspace Designs, agent for Deadspace Developments Ltd

Date: 12th October 2026

Amended 14 October 2026 by the applicant: the NPPF reference in the policy table has been updated from paragraph 90(f) to Policy TC2 of the August 2026 Framework. No other change.