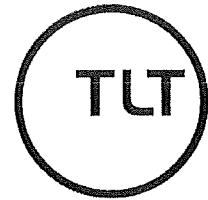


TLT LLP

One Redcliff Street
Bristol BS1 6TP
T +44 (0)333 006 0000
F +44 (0)333 006 0011
DX 7815 Bristol

www.TLTsolicitors.com

Our ref 303L/PW03/95769/20
Your ref



To the residents

Direct tel	+44 (0)333 006 0692	Date	28 June 2017
Direct fax	+44 (0)333 006 1492	Email	piers.warne@TLTsolicitors.com

Dear Resident

**Our client - The Boston Tea Party group Ltd
Boston Tea Party The Corn Exchange Baffins Lane Chichester PO19 1UD**

I act for Boston Tea Party in relation to the application for a premises licence at the above premises.

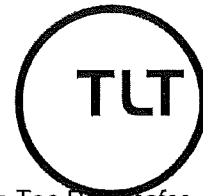
I have been asked to write to you on behalf of my client, following the representations made to the application by residents in the vicinity. I have set out the following to give you a better idea of what is being proposed:

- 1 History of Boston Tea Party
- 2 Details of the application
- 3 Planning permission
- 4 Proposed amendments to the application
- 5 Working with residents

History of Boston Tea Party

Boston Tea Party runs modern independent British cafés. Their mission statement is 'to serve good things in great spaces that nourish the body & warm the heart.' To accomplish this, their ethos is not to compromise on quality or ethics and to seek openness and integrity in all their relationships. This is achieved by investing in relationships with staff, suppliers and most importantly the local communities that they serve.

Each café is designed to be a one-off cherished local – a return to the tradition of the UK café as a social hub. It is envisaged that the Chichester café will follow in the footsteps of the other



Boston Tea Party premises in all these regards. There are currently 21 Boston Tea Party cafes trading.

I have enclosed a copy of the menus for your information, along with some additional information about Boston Tea Party.

Details of the application

This application is for the sale of alcohol to augment the day-to-day offer at the premises. The sale of alcohol is ancillary to the primary focus of the premises, which is to provide customers with natural and healthy food options throughout the trading day.

There is no application for recorded music or late night refreshment and the application was made for hours that are in line with those granted by planning.

In the application, conditions were offered to install CCTV, ensure signage is displayed to remind customers to be considerate to the neighbours and in relation to staff training for the premises 'Challenge 21' policy to prevent children purchasing or consuming alcohol contrary to the law.

Planning permission

Planning was granted for the premises on 29 March 2017. Planning is a completely separate legislative regime from licensing and Boston Tea Party will look to ensure that any conditions applied to either the planning permission or any premises licence granted are strictly adhered to.

Proposed amendments to the premises licence application

Having taken on board the comments made in the representations, my client proposes to make the following amendments:

- 1 Reduce the hours for sale of alcohol from between 11am and 7.30pm to between 11am and 7pm. This allows for a 30 minute period after last sales of alcohol to ensure customers and staff are off the premises in line with the planning permission.
- 2 Remove the permission for off-sales (this is defined as the sale of alcohol in a closed container to be taken away from the premises).
- 3 Add a condition to the premises licence mirroring the planning condition in relation to deliveries as follows: 'No deliveries shall be taken to or dispatched from the premises outside of the hours of 07.00 - 08.00 and 09.00 - 19.30 Monday to Saturday nor at any times on Sundays, Bank or Public Holidays. All loading and deliveries to the site shall take place from the loading bay on Baffins Lane, in accordance with the Service Management Plan'.

Working with residents

Most Boston Tea Party premises are in residential or mixed use areas. Whilst in the past, concerns have been raised by residents in relation to the anticipated opening of a premises near their homes, once open, residents come to view having Boston Tea Party as a neighbour to be a positive. Managers and staff actively engage with residents in order to ensure that there are good neighbourly relations and that any concerns that arise can be discussed and addressed.

My client is very keen to open a dialogue with you. Please let me know if you would like to discuss matters further and I would be delighted to assist in putting you in contact.

If you feel that this letter and the amendments to the application deal with your concerns then please can I ask that you write to the licensing officer and confirm that you are happy to withdraw your representation. Tia Menecier is the officer dealing with the application and her contact details are: tmenecier@chichester.gov.uk.

Please feel free to contact me if you have any queries.

Yours sincerely,



Piers Warne
Associate
for TLT LLP



MENU

Served all day

Please order at the bar with your table number...

BREAKFAST

Our scrambled egg includes tomato and basil

West Country Breakfast £8.15 Bacon, sausage, scrambled egg, roasted tomatoes, baked beans, toast	Mushrooms on Sourdough Toast ⑤ (ask me to be vegan) ④	£8.00	Smoked Salmon & Cream Cheese Bagel £5.75
Veggie Breakfast ⑤ £7.95 Roasted new potatoes, mushrooms, baked beans, roasted tomatoes, scrambled egg, toast	Poached or Scrambled Eggs on Toast ⑤	£4.85	Baps
Vegan option ④ ⑤ £6.75	...add smoked salmon £2.50	£2.25	Sausage £4.50
	...add smoked bacon £2.25	£2.00	Smoked bacon £4.50
	...add mushrooms ⑤ £2.00		Mushrooms & roasted tomato ⑤ £4.00
			(ask me to be vegan) ④
			...add a poached egg to any bap 66p

BRUNCH

...add a round of toast to any breakfast £1.00

The Boss £10.65 Bacon, sausage, hog's pudding, mushrooms, roasted new potatoes, roasted tomatoes, baked beans, scrambled egg, two rounds of toast	Sweetcorn Hash ⑤ £8.15 Halloumi, poached eggs, avocado & tomato salsa	Eggs Royale £8.15
Chorizo Hash £8.15 Poached eggs, mushrooms, spinach, roasted tomatoes	Sourdough Eggy Bread with Smoked Bacon & Avocado £8.15	Eggs Benedict £7.75
	Veggie option ⑤ £7.50	Eggs Florentine ⑤ £7.50
	Smoked Salmon, Scrambled Eggs & Avocado on Sourdough Toast £8.15	...add avocado £1.75
		Scotch Pancakes
		...with smoked bacon & maple syrup £6.50
		...with seasonal compote & Greek yoghurt ⑤ £5.75

LIGHTER

Smashed Avocado on Organic Pumpernickel Rye ⑤ ④ ⑤ £6.00 Houmous, poached eggs, chipotle, chilli (ask me to be vegan) ④	Greek Yoghurt ⑤ £5.00 Spelt granola, honey, raspberries, blueberries (ask me to be vegan) ④	Porridge ⑤ £2.95 ...add any jam/syrup/honey/compote/raisins/toasted nuts & seeds/chocolate drops 68p (ask for me skinny/soya/almond)
Spelt Granola with Banana & Organic Milk ⑤ £4.00 (ask me to be vegan) ④	Brown Rice Porridge ④ ⑤ ④ £4.75 Coconut milk, vanilla, maple syrup, mango, blueberries, cinnamon	Toast ⑤ £2.25 ...with jam/marmalade/Marmite/peanut butter (granary/Sherston white/sourdough/bagel/gluten free)

MAINS

Ultimate Burger NEW £9.95 Beef & bacon patty, Emmental, pickled red onion, gherkin, Boston burger sauce, cos, sesame bun, chips, pickled coleslaw (Our burger will appear a little pink due to the bacon we add. It is fully cooked, we promise)	Vietnamese Banh-Mi Sandwich ④ NEW £7.95 BBQ pulled jackfruit, pickled vegetables, coriander, vegan mayo, Sriracha chilli sauce, toasted baguette, pickled coleslaw	Summer Vegetable Risotto ⑤ NEW £9.25 Asparagus, peas, mint, Parmesan, lemon
Veggie Burger ⑤ £9.25 Sweetcorn fritter, feta, avocado, chilli, coriander, tzatziki, cos, sesame bun, chips, pickled coleslaw	The Cuban Sandwich £8.25 Slow roast pork, ham, Emmental, Dijon mustard, gherkin, mayo, toasted sub roll, pickled coleslaw	Chicken Meatball Pasta £9.75 Chicken & Parmesan meatballs, tomato & basil sauce

SALADS

Salmon Niçoise ④ NEW £9.95 Flaked smoked salmon, poached egg, black olives, roasted new potatoes, leaves, French beans	Super Salad ⑤ ④ ⑤ £8.25 Avocado, mango, radish, sprouting seeds, sugar snap peas, leaves, carrot, nuts & seeds
...add chicken or halloumi £2.50	

TOASTED SANDWICHES

Mozzarella & Chipotle ⑤ £5.50 Mozzarella, Cheddar, chipotle, coriander, basil, sun blushed tomatoes	...add chicken £1.25
Ham & Cheese £6.00 Mozzarella, Cheddar, ham	(Both are available on gluten-free bread)
Croque Monsieur £5.75 Ham, Gruyère, Dijon, Béchamel	...add a poached egg £1.00

SIDES

Sweet Potato Fritters & Dip ⑤ £3.25
Side Salad ⑤ £3.25
Chips ⑤ £3.25

SOUP

...with chunky bread From £4.50 (Ask a member of the team for today's soup)

We only use free range meat and eggs

Please ask if you have any allergen or dietary requirements.

We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafes we cannot guarantee the absence of nuts or other allergens.



KEY:

Gluten Free ④

Vegan ⑤

Nuts ④

Vegetarian ⑤

Wheat Free ④



MENU

Served all day

Please order at the bar with your table number...

COFFEE

Our coffee is roasted in Bristol by Extract Coffee and is available in medium, dark and decaf roasts

	8oz	12oz	16oz		
Guest Filter Coffee	£2.15	£2.40	£2.60	Espresso	£1.65
Americano	£2.15	£2.40	£2.60	Double Espresso	£1.95
Latte	£2.55	£2.65	£3.05	Macchiato	£1.95
Caffe Au Lait	£2.25	£2.40	£2.75	Piccolo	£2.35
Cappuccino	£2.65	£2.65	£3.05	Flat White	£2.65
Mocha	£2.85	£2.95	£3.35	Chai Latte	£3.10
Hot Chocolate	£2.55	£2.75	£3.15		
White Hot Chocolate	£2.75	£2.90	£3.20		

LOOSE LEAF TEA

We use organic milk, with almond and soya milk also available

Boston Breakfast	£2.15	Dragon Well	£2.35
Earl Grey	£2.15	Gunpowder	£2.15
Assam	£2.35	Jasmine	£2.35
Lapsang Souchong	£2.35	Moroccan Mint	£2.35
Second Flush Darjeeling	£2.35	Oolong	£2.35
Decaffeinated Breakfast	£2.35	Rooibos	£2.35
Chocolate Tea	£2.35	Lemongrass & Ginger	£2.35
Chai	£2.35	Ginger, Rose & Cardamom (Karma)	£2.35
Mint	£2.15	Red Berry & Hibiscus	£2.35
Chamomile Flowers	£2.35	Guest Tea (Check at the bar or ask for details)	£2.45

JUICE

OJ	£2.95
Discovery Apple Juice (Lovely Drinks)	£2.95
Old Fashioned Real Lemonade	£2.95

FRUIT SMOOTHIES

Breakfast Smoothie ^{VN} ^N	£3.35
Raspberries, dates, almond milk, banana, chia seeds, maple syrup	
Blueberry & Ginger	£3.35
Raspberry & Mango	£3.35
Fruits of the Forest	£3.35

RAW VEG SMOOTHIE

The Green One ^{VN}	£3.35
Spinach, cucumber, banana, chia seeds, apple juice, lime	

MILKSHAKES

Banana & Peanut Butter ^N	£3.35
Banana, peanut butter, honey, milk	
Marathon ^N	£3.35
Chocolate, caramel syrup, peanut butter, milk	
Dark / White Chocolate Milkshake	£3.35
Dark / white chocolate, milk, avocado (trust us)	

SOFT DRINKS

Coca-Cola	£2.50
Diet Coca-Cola	£2.50
Sparkling Orange (San Pellegrino)	£2.50
Still Mineral Water (Belu)	£1.80
Sparkling Water (Belu)	£1.80
Sparkling Rhubarb (Cawston Press)	£2.50
Gingerella Ginger Ale	£2.80
Sparkling Elderflower	£2.50
Sparkling Raspberry	£2.50
Purdey's Multivitamin Drink	£2.75
Mango Juice (Frobishers)	£2.50

CHECK OUT OUR...

Kids menu.

ALES, BEERS & WINES...

Please ask if you have any allergen or dietary requirements.

We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafes we cannot guarantee the absence of nuts or other allergens.



fb.com/btpcafes



@BTPCafes



@BTPCafes



www.bostontea-party.co.uk

Kids menu.

Little Ones Menu (we suggest under fives)

BREAKFAST

Pancakes, Bacon & Maple Syrup	£3.95
Pancakes & Maple Syrup V	£2.95
Scrambly Egg & Soldiers V	£2.95
Porridge & Honey V	£1.75

MAINS

Pasta & Tomato Sauce	£3.95
Crudités & Dips V	£3.75
Beans on Toast V	£1.95

Bigger Ones Menu (we suggest over fives)

BREAKFAST

Pancakes, Bacon & Maple Syrup	£6.50
Pancakes & Fruity Compote V	£5.75
Pancakes & Maple Syrup V	£4.95
Meat Breakfast	£4.75
Veggie Breakfast V	£4.50
Sausage Bap	£4.50
Bacon Bap	£4.50

MAINS

Chicken Meatball Pasta	£6.50
Burger & Chips	£6.25
<i>(Our burger will appear a little pink due to the bacon we add. It is fully cooked we promise)</i>	
Veggie Burger & Chips V	£6.25
Sausage Bap & Chips	£5.25
Beans on Toast V	£2.95

Key **V** Vegetarian

Kids menu.

Big and Little Drinks

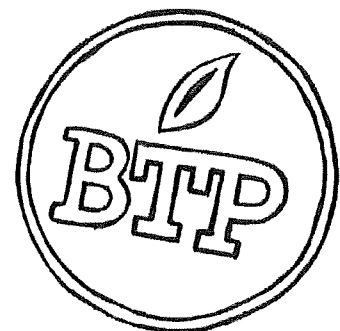
COLD DRINKS

Banana Milkshake	£1.85
Chocolate Milkshake	£1.85
White Chocolate Milkshake	£1.85
Raspberry & Mango Smoothie	£1.85
Berry Smoothie	£1.85
OJ	£1.25
Discovery Apple Juice (Lovely Drinks)	£1.25
Berry Ice Tea (our squash)	£1.25
Glass of Organic Milk	£0.75

HOT DRINKS

Mini Hot Chocolate	£1.40
Babycino	Free

A note for parents - Please ask if you have any allergen or dietary requirements. We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafés, we cannot guarantee the absence of nuts or other allergens.



ALES, BEERS & WINES...

CRAFT ALES, BEERS AND CIDER...

Caple Rd - Blend No.3 Cider 5.2% - 330ml	£3.50
Hoxton Cidersmiths - Harry Masters' Medium Cider 4.5% - 500ml	£4.15
Camden Town - Pale Ale 4% - 330ml	£3.75
Camden Town - Hells Lager 4.6% - 330ml	£3.75
Brooklyn Brewery - Brooklyn Lager 5.3% - 355ml	£3.95
Bristol Beer Factory - Southville Hop 6.5% - 500ml	£4.15
Wiper & True - Amber Ale 5% - 500ml	£4.15
Wiper & True - Milk Stout Milkshake 5.2% - 330ml	£4.50

SPIRITS...

	<u>50ml</u>	<u>25ml</u>
Sipsmith Vodka 40% Tonic / Slimline / Lemonade / OJ	£6.00	£3.75
Sipsmith London Dry Gin 41.6% Tonic / Slimline / Lemonade / OJ	£6.00	£3.75

www.bostonteparty.co.uk

 facebook.com/btpcafes

 [@BTPCafes](https://twitter.com/BTPCafes)

We operate a challenge 25 policy.

ALES, BEERS & WINES...

RED WINE...

	<u>Bottle</u>	<u>250ml</u>	<u>125ml</u>
Douro - 850 - Portugal - 12.5% Ripe red fruits, aromatic	£17.50	£7.00	£3.50
Malbec - Bodegas Carelli 34 - Argentina - 13.5 % Plum, cranberry, spice	£19.50	£8.00	£4.00
Pinot Noir - Cuvée de Brieu - France - 12% Cocoa, kirsch, raspberry	£22.50	£8.50	£4.25

WHITE WINE...

	<u>Bottle</u>	<u>250ml</u>	<u>125ml</u>
Viognier - Cuvee de Brieu - France - 13% Peach, honey	£17.50	£7.00	£3.50
Chardonnay - Pedronocelli - USA - 14.2% Lemon, pear, honey, apple, mango	£19.50	£8.00	£4.00
Sauvignon Blanc - Georges Michel - Marlborough - 13% Tropical fruits	£22.50	£8.50	£4.25

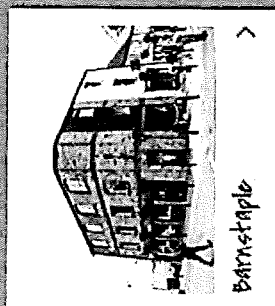
PROSECCO...

	<u>Bottle</u>	<u>Glass</u>
Prosecco - 11%	£23.50	£4.75

COCKTAILS...

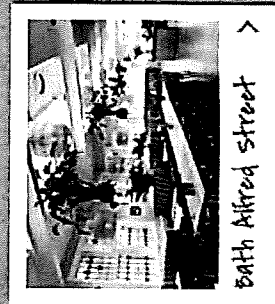
	<u>Glass</u>	<u>Jug</u>
Bucks Fizz Prosecco, OJ	£4.75	
Mango Mimosa Prosecco, mango juice	£4.75	
Bloody Mary Double Sipsmith vodka, tomato juice, Worcester sauce, Tabasco, celery, seasoning, ice	£6.50	£12.00
Virgin Mary Tomato juice, Worcester sauce, Tabasco, celery, seasoning, ice	£2.95	

Our Cafes



Barnstaple >

21-22 July St
Barnstaple, EX31 1DH
Tel: 01271 329 070



Bath Alfred Street >

8 Alfred Street
Bath, BA1 2QU
Tel: 01225 423 318



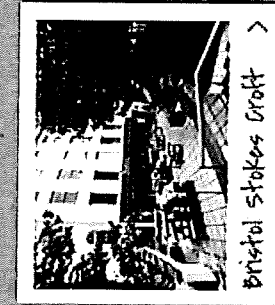
Bath Kingsmead Square >

19 Kingsmead Sq
Bath, BA1 2AE
Tel: 01225 314 820



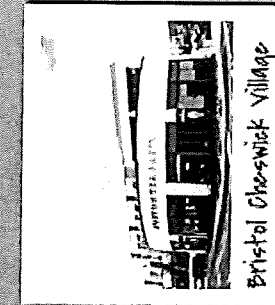
Birmingham >

190 Corporation St
Birmingham, B4 6QD
Tel: 0121 230 2972



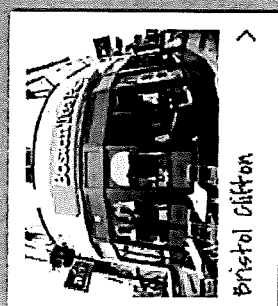
Bristol Stokes Croft >

150 Cheltenham Rd
Bristol, BS0 5RL
Tel: 0117 924 4565



Bristol Cheswick Village
(Stoke Gifford) >

7 The Square, Long
Down Avenue,
Cheswick Village,
Stoke Gifford
South
Gloucestershire, BS16
1FT
Tel: 01179696857



Bristol Clifton >

1 Princess Victoria St
Bristol, BS8 4HR
Tel: 0117 973 3197



Bristol Gloucester Rd >

299 Gloucester Road
Bristol, BS7 3PE
Tel: 0117 924110



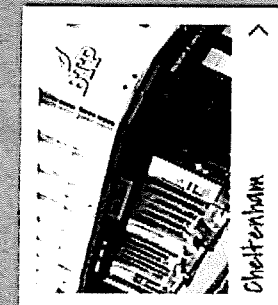
Bristol Park St >

73 Park St
Bristol, BS1 5PF
Tel: 0117 929 8001



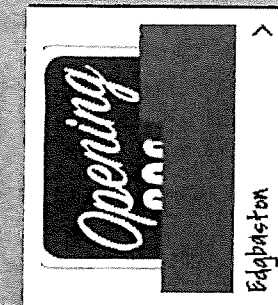
Bristol Whiteladies Rd >

97 Whiteladies Rd
Bristol, BS8 2NT
Tel: 0117 9738 980



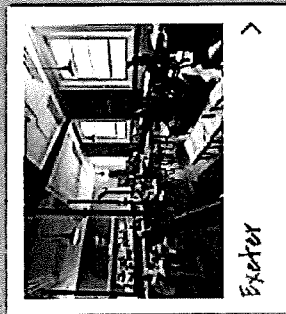
Cheltenham >

45-49 Clarence Street
Cheltenham, GL50
3IS
Tel: 01242 573 935



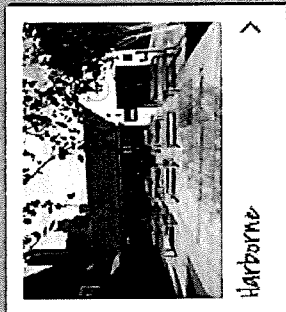
Edgwaite >

30 Harborne Road
Birmingham, B15 3AA
Tel:



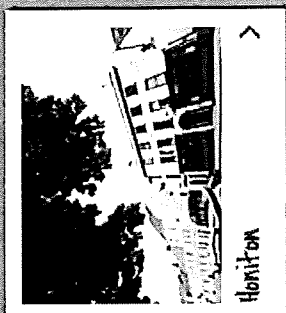
Exeter

84 Queen St
Exeter, EX4 3RP
Tel: 01392 201181



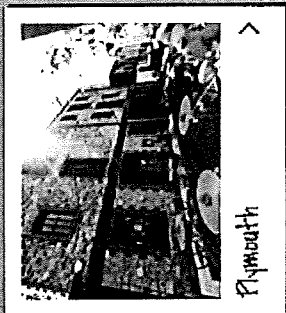
Harborne

The School Yard
106 High Street
Harborne, B17 9NJ
Tel: 0121 4278722



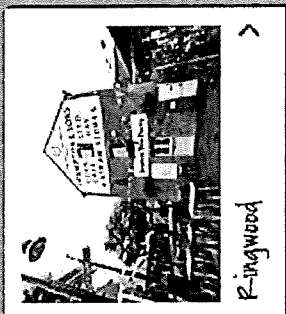
Honiton

Monkton House
53 High St
Honiton, EX14 1PW
Tel: 01404 548 739



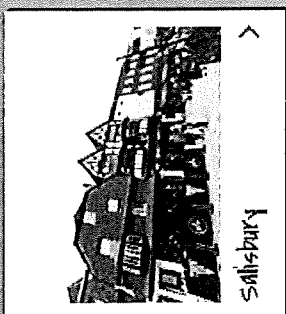
Plymouth

Jamaica House
82-84 Vauxhall
Street, Sutton
Harbour
Plymouth, PL4 0EX
Tel: 01752 267802



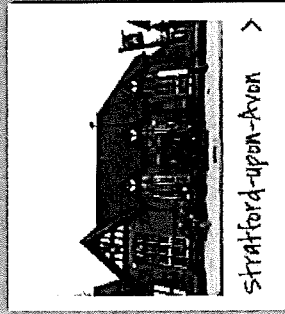
Ringwood

Frampton Mill
15 Furlong Centre
Ringwood, BH24 1AT
Tel: 01425 479 045



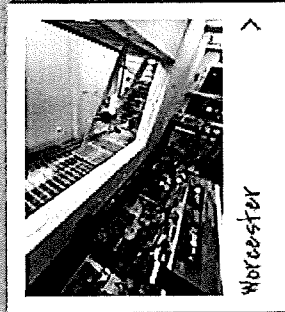
Salisbury

Old George Inn
13 High St
Salisbury, SP1 2NJ
Tel: 01722 330 731



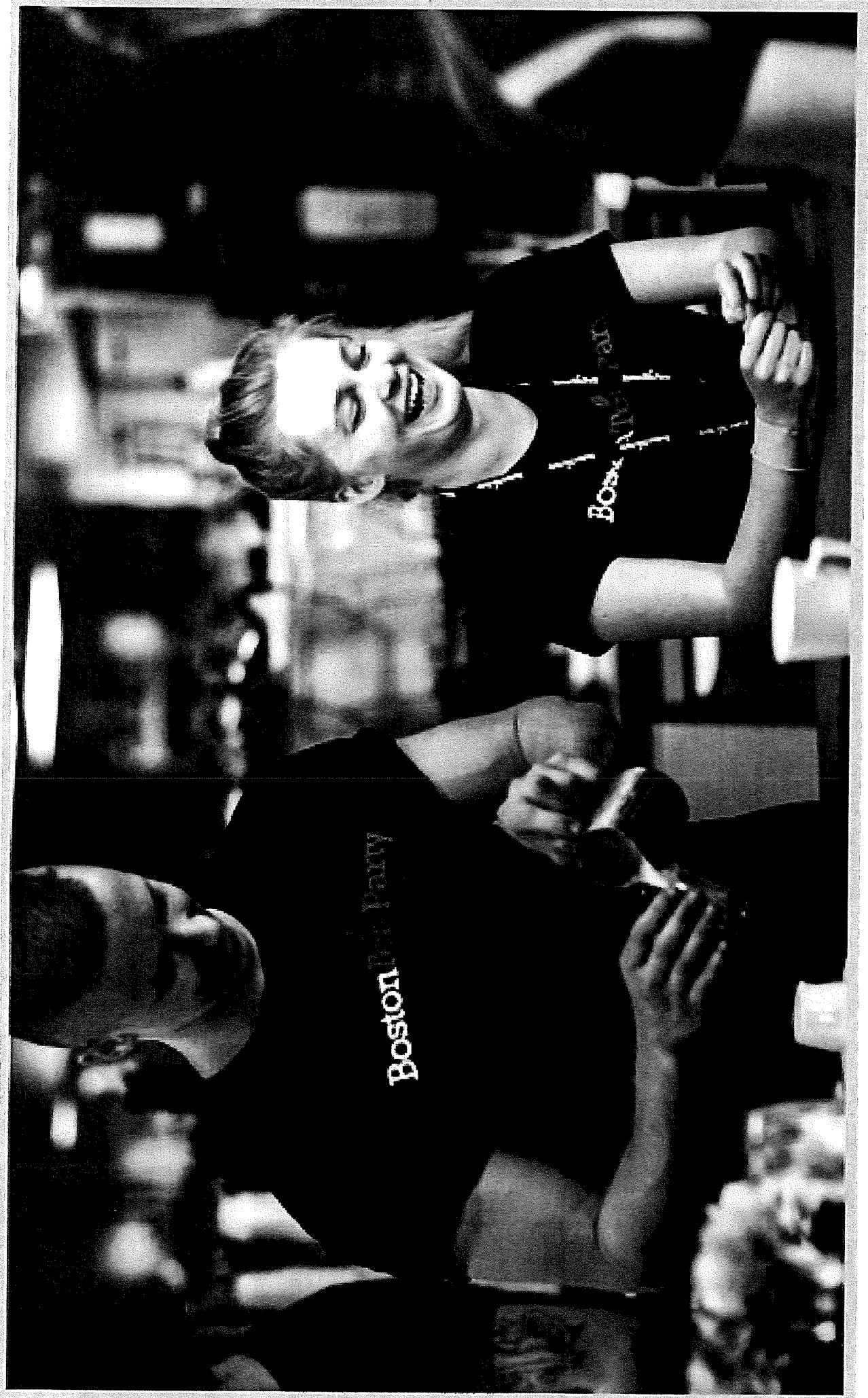
Stratford-upon-Avon

St Gregory's Hall
Henley Street
Stratford-upon-Avon,
CV37 6QW
Tel: 01789 209230



Worcester

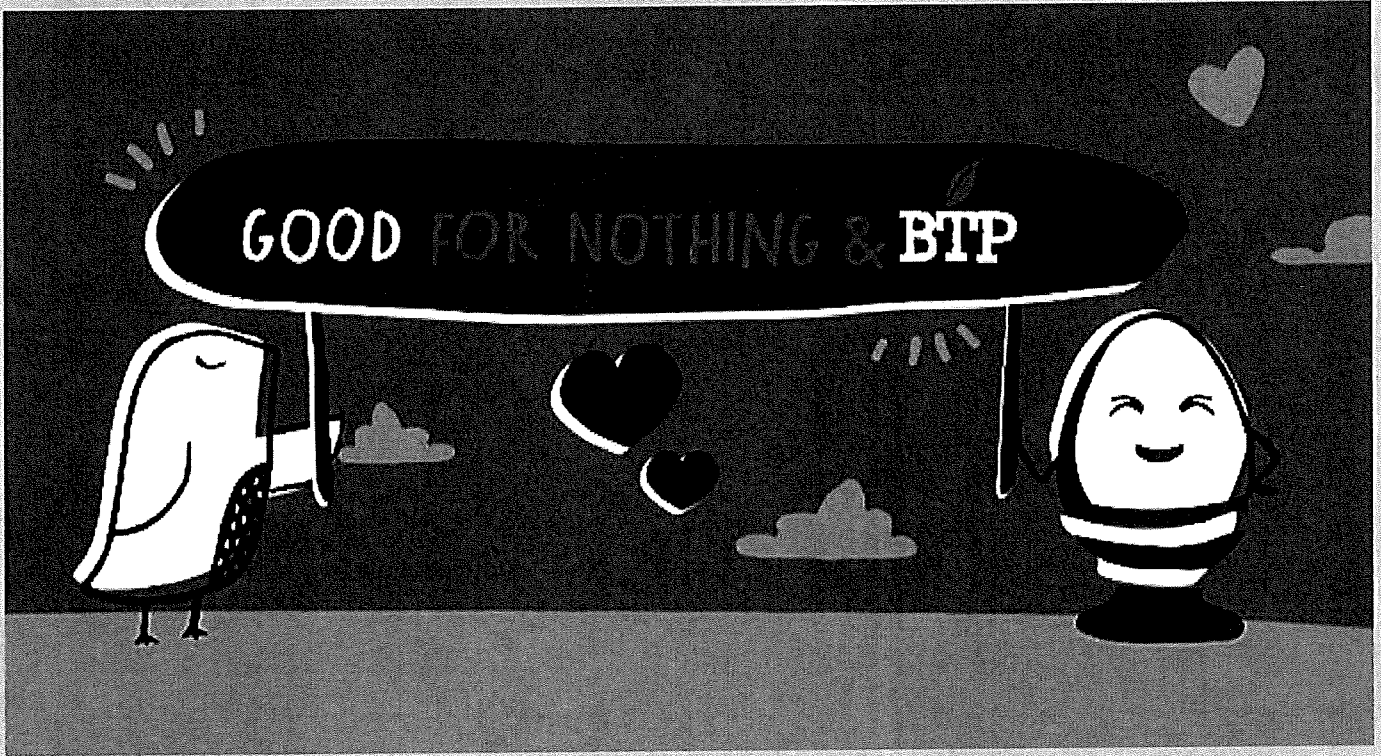
18 Broad St
Worcester, WR1 3NF
Tel: 01905 26472





Want to do some good in your hood?

Sam Roberts - May 18, 2017



Here at BTP, we're on a mission to make things better in the local communities we serve, and to put society and people at the core of our thinking. We also believe in using our business as a force for good, so with this in mind, we've teamed up with Good For Nothing – the creative generosity network who make it fun, simple and sociable to make positive stuff happen in local communities.

To start with, we're setting up Good For Nothing 'Chapters' in Bristol, Bath, Exeter and Birmingham. A Chapter is a regular meet up, where we work together to make good stuff happen for the people that need it, and we're calling out to you to come on this journey with us.

13
JUNE

Good for Nothing
Bristol Chapter Launch
A gig with the Bristol
chapter

TELL ME MORE!

14
JUNE

Good for Nothing Bath
Chapter Launch
A gig with the Bath
chapter

TELL ME MORE!

27
JUNE

Good for Nothing
Exeter Chapter Launch
A gig with the Exeter
chapter

TELL ME MORE!

29
JUNE

Good for Nothing
Birmingham Chapter
Launch
A gig with the

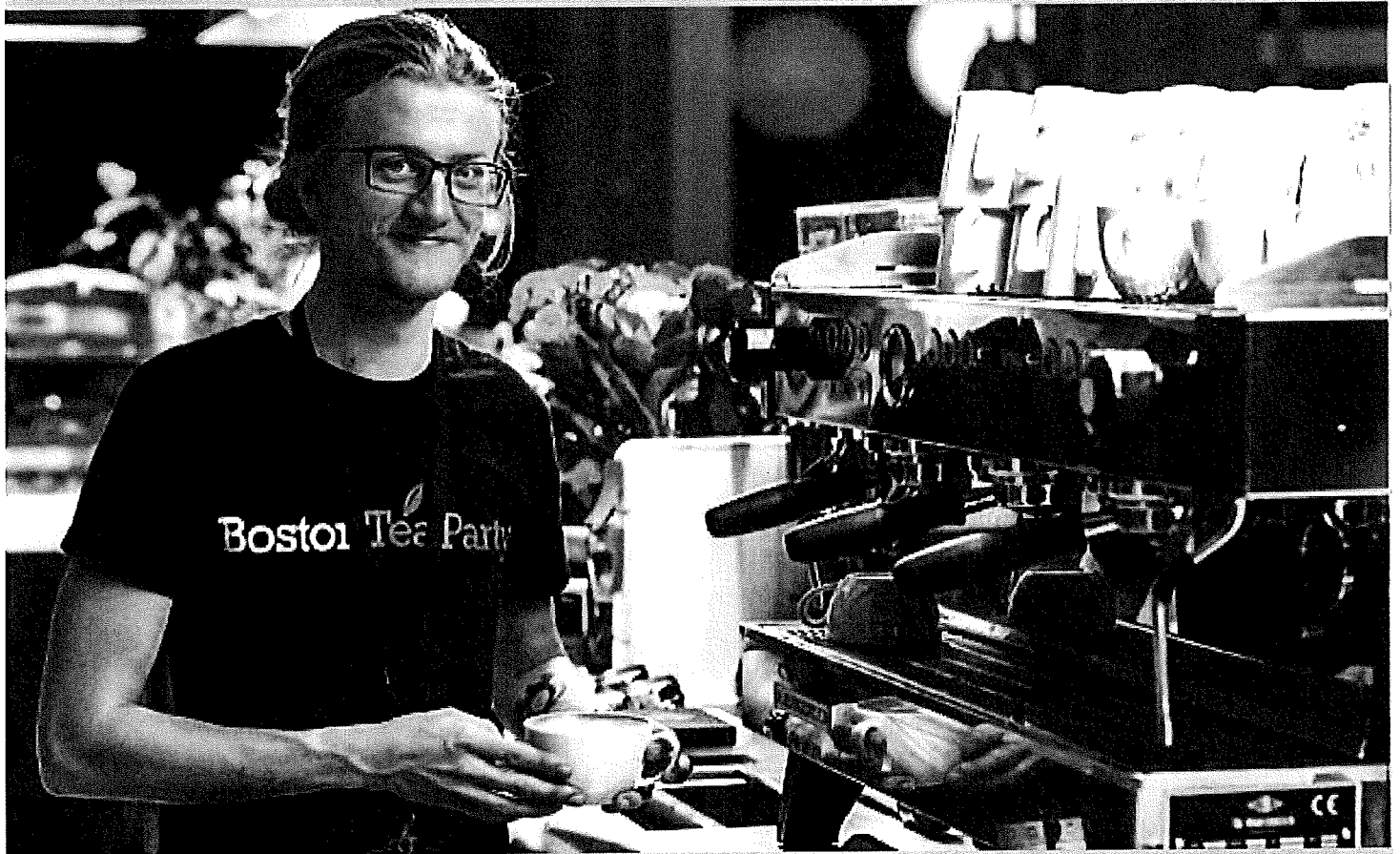
TELL ME MORE!

So, if you're interested in social change, making a difference, sharing your skills, or even just meeting new people in your local area, why not join us at one of our upcoming chapter launches, and help us shape the start of something pretty great.



Better Baristas: Why we're serious about getting qualified

Katy Mansell-Carter - April 03, 2017



Since arriving as the first espresso house in Bristol back in 1995, we've always been serious about making Boston Tea Party a beacon of quality when it comes to coffee. Our team of baristas are absolutely central to making this happen, which is why, since October 2016, every BTP barista receives SCA (that's Speciality Coffee Association) training at Extract Coffee Roasters HQ before they're left by themselves on the espresso machine.

The SCA Espresso Skills qualification is an internationally recognised certificate, which ensures that our baristas' cover everything from pulling tasty shots and milk texturing techniques, to the history of coffee and it's journey from crop to cup, and health and hygiene.

As part of our *Coffee, but Better mission*, we've brought in this qualification not only to further drive our baristas' knowledge and passion, but also as a quality assurance test, so that you get a cup of coffee made with skill and love, every time.

Here's what Dan Lacey, head of training at Extract says about our baristas:

"Having classes of such friendly, enthusiastic, polite and hardworking baristas has reminded me why I'm convinced I have the best job in the world. There seems to be a really fantastic culture of Boston Tea Party Baristas; wonderfully unique, strong, enthusiastic and hardworking. You really are a great bunch of people and a pleasure to have in class here at Extract HQ.

The level of skill across the board has been very high and it's been incredible to witness some baristas on their first week doing so well, so big ups to every one of you that have shared your knowledge and skills in store."

