

**Rockwater Sandbanks & Branksome Limited****(the “Applicant”)****Application for a New Premises Licence****Branksome Beach Restaurant Kiosk, Pinecliff Road, Poole BH13 6LP (the “New Kiosk”)****Mediation Statement**

This statement is made in support of an application for a new Premises Licence with the intention of outlining the Applicant’s case and seeking to address the concerns of those maintaining a representation.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing.

**Background**

The New Kiosk and the adjacent Branksome Beach Restaurant (the “Restaurant”) were acquired by the Applicant in January 2022. The same management team already operates Rockwater Hove, a recent finalist in the Publican Awards Best New Site category (see **appendix 1**) which has a similar kiosk style operation which works very well.

The intention is to refurbish/redevelop the Restaurant and the New Kiosk which are now rather tired and to improve the food and drink offer. Previously, the New Kiosk sold single use plastic children’s toys (e.g. buckets and spades) and mainstream ice creams/soft drinks, with the Restaurant offering off-sales of alcohol from an adjoining kiosk on its west side (the “Old Kiosk”) (see photograph at **appendix 2**). If this application is granted as sought, the intention is to close the Old Kiosk and sell alcohol, food and soft drinks from the New Kiosk which is approximately 40 metres east of the Restaurant (see photographs at **appendix 3**). Whilst the Old Kiosk did not offer off-sales to the time permitted, it is licensed to do so until 23.00 hrs.

The Applicant is backed by IW Capital (a Private Equity company) but, day to day operations are performed by an experienced management team comprising:

Mr Lee Wilson, Operations Director

Lee is an experienced multi-unit leader with nearly 30 years' experience in the hospitality industry. He has held senior roles at Stonegate Group, Spirit Pub Company, Convivial London Pubs PLC and a variety of award-winning hospitality businesses.

Ms Kathleen Cross, General Manager and Proposed DPS

Kathleen has been working in Poole since 2009, initially as the General Manager of the Sandbanks Beach Café and, from 2013, as the General Manager of the Restaurant.

Mr Sean Scadding, Assistant General Manager

Sean has spent his entire career at the Restaurant. With Kathleen he supervises the sale of takeaway alcohol from the Old Kiosk.

**Proposed Offer**

The alcohol on sale from the Old Kiosk adjacent to Branksome Beach is a selection of beverages from tea, coffee and soft drinks, ice cream, hot food, draught beer at £5.95 a pint and single serve wines from £6.95. Whilst the price point from the New Kiosk will be of a similar, or higher, price the quality will be improved. Purely from a commercial perspective there is no point in competing with Tesco Supermarkets, located some 1.3 miles away (Poole Road, Westbourne) and 1.6 miles away (Branksome) which, at the time of writing, has three 650ml bottles of Stella Artois for only £5.00 – less than £1.50 a pint. There is also a Central Convenience Store in Canford Cliffs just 0.6 miles away. The proposed food and drinks menus at the New Kiosk will be similar to that at Rockwater Hove, albeit amended to comply with the further conditions agreed below. Please see **appendix 4**.

Subject to the relevant permission being provided, it is hoped that the New Kiosk will serve a decked area on the beach, in much the same way as at Rockwater Hove (see pictures at **appendix 5**).

### **Pre and Post Application Consultation**

As encouraged by the Section 182 Guidance, prior to making the application, representatives of the Applicant met with the Licensing Authority and Dorset Police on site to discuss the proposed application. The proposed hours and conditions were also shared prior to lodging.

In addition, representatives of the Applicant have met, and had constructive dialogue with, Councillor May Haines, Ms Cheryl Glynn-Baker (representing Lakeside Road), Mr Warren Haskins (representing Westminster Road), Mr Bob Lister (Chair of Poole Beach Hut Association) and Mr Dugald Eadie (Deputy for Mr John Sprackling representing Branksome Park and Canford Cliffs Residents Association).

### **The Application**

The hours applied for replicated those permitted at the Old Kiosk. However, rather than simply repeating the same five conditions (where relevant) as on the Restaurant's premises licence, the Applicant proffered fifteen up-to-date conditions (based on the Model Conditions) which relate to the licensing objectives. A door supervisor condition has been proffered to ensure that, on busy days, the New Kiosk and the surrounding area are adequately supervised.

### **The Representations**

The Applicant is hearted that there are no outstanding representations from the responsible authorities. As stated at paragraph 9.19 of the Section 182 Guidance, 'each responsible authority will be an expert in their respective field' and 'it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective'.

The initial representation from Dorset Police was withdrawn on agreeing the following amended hours and additional/amended conditions:

### Amended Hours

**The sale of alcohol to be between 11.00 a.m. and 9 p.m. seven days a week.**

### Additional/Amended Conditions

1. Food and non-intoxicating beverages, including drinking water, shall be available at all times where alcohol is sold or supplied from the premises.
2. A maximum of four alcoholic drinks may be purchased at any one time per customer.
3. Wine only to be sold by the glass.
4. Spirits shall only be sold with a mixer.
5. When the premises remains open until 21:00 hrs all staff on site at the time shall remain in and around the premises until 22:00 hrs to assist with dispersal and any litter collection.
6. Challenge 25 shall be operated at the premises to all persons purchasing and consuming alcoholic drinks from the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport / holographically marked PASS scheme identification cards. Appropriate signage advising customers of the policy shall prominently displayed in the premises.
7. A First Aider to be available at all times the premises is open for licensable activity.
8. The holder of the licence shall undertake a risk assessment with regard to the deployment of SIA Door Supervisors and Marshals at different times of the day and on different days of the week to determine whether it is appropriate to deploy door staff/marshals on those days and/or at any other time(s) and to then implement the outcome of the risk assessment. Such risk assessments will also be conducted at the request of the police in respect of any other event scheduled to take place at the premises or in the vicinity on BCP land. Copies of all risk assessments shall be retained on the premises for a minimum period of 6 months and shall be made available for inspection by police and other authorised officers on request.

Nevertheless, there are several representations from local residents and residents' groups. The Applicant is keen to develop a close relationship with local residents and hopes they will become valued customers over time. Whilst it is noted that several residents do not wish to mediate they, and the others, are

nevertheless cordially invited to discuss the application with representatives of the Applicant if they have not already done so. If this is of interest, they are asked to contact the writer, Niall McCann at [niall.mccann@keystonelaw.co.uk](mailto:niall.mccann@keystonelaw.co.uk) or the licensing team to arrange a convenient time.

Several concerns have a common theme amongst the representations made. Probably the most pressing concern raised was the proposed hours of operation. The Applicant never intended the New Kiosk to be a late evening venue and was merely seeking to replicate the hours already permitted at the Old Kiosk, hence it was happy to reduce the hours sought after discussions with Dorset Police and the other stakeholders referenced above.

This risk of late-night drinking and the other concerns raised, with the Applicant’s comments, are as follows:

Concern	Applicant’s Comments
Risk of Late-Night Drinking Parties/Rowdy Behaviour	The Applicant is aware that there have been late-night parties on the beach with a notable increase during the height of the COVID-19 pandemic. However, with the amended terminal hour of 9 p.m. and the significantly higher prices charged for alcoholic drinks compared to the nearby Tescos and other supermarkets/conventional off-licences it does not believe that the grant of a premises licence will exacerbate this problem. Conversely, with door supervision during the very busy periods, staff on-site to monitor behaviour and the sale also of good quality food, it is hoped that the presence of the kiosk will ensure a civilised atmosphere in the early and mid-evenings.
Increased Litter	Especially when the weather is warm, inconsiderate beach users leaving their litter

	<p>behind is a problem. It is unsightly and unhygienic for residents and also unattractive to visitors of the New Kiosk or the Restaurant. At Rockwater Hove members of staff pick up litter daily from the beach immediately surrounding that venue. The vast majority of the rubbish has not emanated from Rockwater Hove, but it is collected anyway to protect the local environment. The Applicant is happy to have this commitment conditioned on any premises licence and suggests the following wording:</p> <p><b>“During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating in the area immediately outside the premises and for 30 meters either side of the premises on the beach”</b></p>
Road Safety	<p>Again, the Applicant is aware that, as with many scenic coastal areas, there is congestion at peak times with available parking spaces at a premium and potential risks to drivers, pedestrians and cyclists. Although these concerns are not strictly relevant to the Licensing Act 2003, the Applicant would be happy to partake in any discussions as to how such problems could be eased. Nevertheless, it is not accepted that a grant of a premises licence will make these problems worse. Whilst the Applicant aims to provide a good quality offer it does not anticipate that the New Kiosk will be a destination venue. People come to the beach</p>

	<p>because of the sea, sand and views. If they want to consume food or drink during their stay, for years they have been bringing their own or purchasing items from the Old Kiosk or other venues. The Applicant is looking to run a business by offering beachgoers a greater choice, not by attracting more people to the beach <i>per se</i>.</p> <p>For the avoidance of doubt, illegal parking and drink driving are addressed by legislation other than the Licensing Act 2003.</p>
Proposed Decking Area	Although the Applicant considers that a decking area on the beach would be an attractive addition and an ideal place for customers to consume food and drinks purchased at the New Kiosk, it does not form part of the application and its construction is determined by other legislation.
Lack of Toilet Provision	With the terminal hour sought now being 9.00 p.m. and the public toilets next to the New Kiosk closing at 10.00 p.m. toilet provision is no longer an issue. Indeed, the toilet access from the New Kiosk is considerably nearer than from the Old Kiosk.
Existing Adequate Provision	As explained in the Section 182 Guidance to the Licensing Act 2003 the 'need' for another licensed premises is 'a matter for the planning authority and for the market' and 'is not a matter for a licensing authority'.

	<p>This part of the Section 182 Guidance has been adopted by BCP Council (see below).</p>
<p>The Applicant</p>	<p>Several representations cite the Applicant as Mr Luke Davies. Although he is currently the sole director of the Applicant, there is a far broader shareholding and management structure.</p>
<p>Protection of Children From Harm</p>	<p>The “Protection of Children from Harm” licensing objective is usually engaged when adult entertainment is being provided, members of the management team have been convicted of relevant offences, the premises have been associated with drug taking or the premises are exclusively or primarily for the sale of alcohol for consumption on the premises. This is not the case with the New Kiosk. Rockwater Hove has a flawless record in respect of child safety and, as can be seen above, the Designated Premises Supervisor named on the application, Ms Kate Cross, has many years of experience and the conditions proffered with the application require a Challenge 25 policy, staff training and a refusals log. The mere fact that children are in the company of adults consuming alcohol is not a cause for concern.</p> <p>Given this, it is not surprising that Children’s Services (the statutory authority responsible for the protection of children from harm) has not raised a representation.</p>



<p>Broken Bottles and Glass</p>	<p>A condition that drinks can only be served in plastic/paper/toughened glass has already been proffered. This approach works well in Hove which has not had any incidents with broken bottles or glasses. Furthermore, a condition has been agreed with Dorset Police that bottles of wine cannot be sold.</p>
<p>Sale of Spirits</p>	<p>As at Rockwater Hove, spirits are only sold in single or double measures with the later priced at £10.00 – significantly more expensive than at Tesco. Also, as agreed with Dorset Police, spirits will only be sold with a mixer.</p>
<p>Dangers of Swimming Whilst Intoxicated</p>	<p>It is accepted that it can be dangerous to swim whilst intoxicated. All licensed operators owe a duty of care to their patrons. It is a criminal offence to serve someone who is drunk, underage, or purchasing for someone who is underage. There is an element of supervision or control if beachgoers purchase alcohol from the New Kiosk. Unfortunately, if they bring their own alcohol there is none.</p>
<p>Music/Noise</p>	<p>The New Kiosk will not play any music, nor will there be any external music from the Restaurant.</p>
<p>Operation of Rockwater Hove</p>	<p>A small number of the representations cite negative press reports directed at the Rockwater Hove, claiming that it is a late-night venue aimed at Hen and Stag parties. This is simply not the case. Rockwater Hove was previously a late-night</p>

	<p>nightclub. On acquiring the site, the Applicant's sister company voluntarily reduced the permitted hours of the premises licence and spent considerable sums transforming the dilapidated building into a community hub offering teas, coffees, good quality food at various price points and an excellent selection of wines and beers. The terrace is used for yoga in the mornings and recent events have included painting classes, Kids Easter Cupcake Decorating, a Chess Club, a comedy night and a Floral Workshop. Please see <a href="https://rockwater.uk/">https://rockwater.uk/</a> for further details. Clientele range from morning swimmers to parents with young children, couples enjoying a 'date night' to families celebrating special occasions – a complete cross-section of society – not simply Hen and Stag Dos. It is a venue which the Management Team is rightly proud of.</p>
<p>Animal Welfare/Environmental Dangers</p>	<p>For the reasons cited above the Applicant does not accept that the grant of a premises licence will have a detrimental impact on animal welfare of the environment and, in any case, these issues are not relevant to the Licensing Act 2003.</p>

**BCP Council Statement of Licensing Policy (the "Policy")**

Before lodging the application, careful consideration was given to the Policy. It was noted that the New Kiosk is not located within a Cumulative Impact Policy Area and hence there is no rebuttable presumption

to refuse the application. The Applicant considers that several paragraphs of the Policy are particularly noteworthy in respect of this application, namely:

“8.6 Licensing law is not the primary mechanism for the general control of nuisance and antisocial behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned. Nonetheless, it is a key aspect of such control and licensing law will always be part of the overall approach to the management of the day time, evening and night-time economy within the conurbation.”

“8.7 Each application will be considered on its own merits and in accordance with this Statement of Licensing Policy. Conditions attached to licences and certificates will be tailored to the individual type, location and characteristics of the premises and events concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises where there is no need for such conditions. Standardised conditions will be avoided and the licensing authority acknowledges it may be unlawful where they cannot be shown to be appropriate for the promotion of the licensing objectives in an individual case.”

“8.26 The Licensing Authority wishes to work in partnership with all parties to ensure that the licensing objectives are promoted collectively. To support this aim and to minimise disputes and the necessity for hearings, the Licensing Authority considers it sensible for applicants to seek the views of responsible authorities before formally submitting applications, but it acknowledges that there is no legal requirement to do this.”

“8.37 The Licensing Authority recognises that there can be confusion about the difference between the "need" for premises and the "cumulative impact" of premises on the licensing objectives, for example, on crime and disorder. "Need" concerns the commercial demand for other premises and is a matter for the planning authority and for the market. This is not a matter for the Council in discharging its licensing functions or for its Statement of Licensing Policy.”

“10.4 The Licensing Authority will support organisations such as Best Bar None, Town Watch and Pub Watch which contribute towards providing safer environments for the patrons of premises operating in the evening and night time economy. There are a number of groups covering areas and districts

throughout Bournemouth, Christchurch and Poole that seek to improve the network of real time information that allows them to take proactive action to minimise the effects on crime and disorder and anti-social behaviour. The Licensing Authority expects licensees to support and be active members of trade led best practice schemes.”

“10.7 The Licensing Authority will expect licensees to consider the need for alternatives to glass as part of their application and to have early discussions with Dorset Police on suitable alternatives; • It may be appropriate to provide alternatives to glass in the following circumstances • Where the nature of the event or activity prevents the frequent collection of glass from the venue • High volume vertical drinking establishments trading beyond midnight, particularly in any cumulative impact area • Large outdoor events • Areas where children or vulnerable adults are likely to be present, e.g. play areas, children’s parties • Where there is a history of glass incidents.”

“12.6 While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be taken into consideration when making an application. The Licensing Committee encourages co-operation between applicants, responsible authorities and, where relevant, local residents and businesses before applications are submitted in order to minimise the scope for disputes to arise.”

“14.10 Licensed premises, particularly those operating after 23:00 hours and into the early morning, can adversely affect people living or working in the vicinity of the premises. The applicant’s 20 operating schedule must therefore contain practical steps to prevent disturbance to local residents. The issues will mainly concern nuisance from noise, light, odour and litter.”

“14.11 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time or persons are not permitted in garden areas of the premises after a certain time. More sophisticated design measures to mitigate sound escape from the premises may be appropriate where individual circumstances dictate. Any conditions appropriate to promote the prevention of public nuisance will be tailored to the type, nature and characteristics of the specific premises and its licensable activities.”

## **Conclusion**

This application seeks to move the sale of alcohol from the Old Kiosk to the New Kiosk. If granted as sought the Applicant undertakes that alcohol will no longer be sold for takeaway from the Old Kiosk once the New Kiosk commences alcohol sales. If a premises licence is granted, the alcohol offer will be of better quality with a significantly upgraded takeaway food offer. With a standalone licence with targeted up-to-date conditions, off-sales of alcohol will be more tightly controlled and the terminal hour sought is now two hours earlier than permitted from the Old Kiosk.

The Applicant sought pre-application advice and has consulted throughout the application process. Furthermore, it has recognised the concerns raised and amended the application where appropriate. Whilst the Applicant accepts that problems do arise from beachgoers it submits that it will not add to existing issues. Instead, it hopes that it will, to the extent that it can, ease some of these problems and prove to be a welcome addition to the area.

The Licensing Sub-Committee is urged to grant the application as sought and residents are urged to discuss any remaining concerns that they have with representatives of the Applicant prior to the Licensing Sub-Committee hearing.

**Niall McCann**  
**KEYSTONE LAW**



PUBLICAN AWARDS 2022

# Meet the finalists – Best New Site sponsored by Heineken UK

By The Morning Advertiser

23-Mar-2022 - Last updated on 23-Mar-2022 at 08:56 GMT

RELATED TAGS: Events, Publican awards, Multi-site pub operators

The 2022 Best New Site award will be presented to the business that has opened in the past 24 months, has been trading for a minimum of six months and have demonstrated how effectively trade has been built at the site.



## Rockwater Hove

Rockwater, which fully opened in May 2021 following pandemic delays, is credited as being key in helping regenerate the Western seafront in Hove, East Sussex.

Founders Luke and Maeve Davis have created a social hub by the sea that appeals to a wide range of people, which has far exceeded trading expectations and has given the couple the confidence to open two more Rockwater sites in Poole, Dorset.

The site has three different offers, including a top floor terrace restaurant with retractable roof and amazing sea views. Rockwater's al fresco offers are also impressive with six 'Shacks by The Shore' featuring a range of different food and drink offers.

It has been created from founder Davis's 'coffee and cocktails' vision that you could do lots of different things in one building and be more than a bar/restaurant.

Rockwater is a community hub for all, providing something for everyone - from morning coffee on the deck to cocktails and a meal on its roof terrace and everything in between. Going beyond traditional hospitality, Rockwater offers a crafted wellness programme Rockwater Life, which sees everything from yoga classes to mens' mental health talks available.

1 of 2



1 article remaining

We hope that  
need so

performed at the venue.

## The Flying Handbag, Blackpool

The Flying Handbag, which was successfully relaunched by Daniel Thwaites in February 2020, has been and continues to be an integral part of the LGBTQ+ community in Blackpool.

The aim of its £600k refurbishment and relaunch in February 2020 was to enhance the site, which is part of one of the main party circuits in the town and a short walk from the promenade and Blackpool Tower, without losing its personality and character to continue to attract regulars and new customers to this legendary venue.

As well as a strong local LGBTQ+ customer base, this late-night party venue which offers entertainment seven days a week, is also popular with holidaymakers and those on hen and stag dos.

With its refurbishment, five zones were created at the site – a games area, dancefloor around its stage, dining area and two outdoor areas, with The Flying Handbag now offering three different customer experiences – daytime, early evening and late night.

The Flying Handbag has always been seen as a weekend venue and traded well during peak times, but since relaunch has also successfully driven midweek daytime trade and delivered strong financial results as well as excellent customer satisfaction.

Thwaites has shown with The Flying Handbag that they can run community pubs really well in a non-core market for them.

## The Boat, Catherine de Barnes, Solihull

The Boat, which opened in May 2021 following Covid-19 delays to its launch, is the first site of Greene King's new premium format Crafted Pubs and has been both a financial and customer hit since launch.

A 'social haven' has been created at The Boat to appeal to an affluent customer base, with a stylish but openly warm interior, premium food and drink offer, including a big focus on brunch, and all-year around gardens with cushioned seating, heaters, fire pits and an outside bar.

Although The Boat, which has seen a £1.4 million investment, offers a premium food experience, it

1 of 2

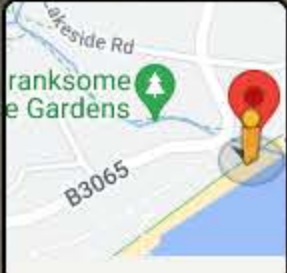


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# Appendix 2

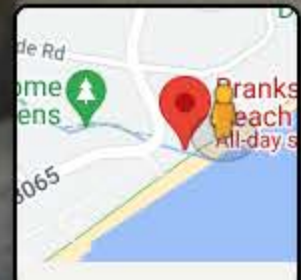
Old Kiosk





# Appendix 3

New Kiosk - Front View



# Appendix 3

Restaurant



New Kiosk - Side View



BRANKSOME CHINE BEACH STATION



# ROCKWATER

## Hove

### COFFEE SHACKS

#### HOT DRINKS

Use your own cup and get 10% off

Alternative milk:- Oat, Coconut, Almond, Soy

Hoogly Tea 2

Chill-out Mint, Classic Green, English Breakfast Tea,

Earl Grey, Rooibos, Decaf English Breakfast Tea

#### CRAFT HOUSE COFFEE

Espresso 2.5

Americano 2.7

Latte 3.2

Cappuccino 3.2

Flat white 3.1

Mocha 3.45

Cortado 2.7

Macchiato 2.7

Long black 2.7

Babycino 1.7

Hot Chocolate v 3.2

Kids Hot Chocolate v 2.2

Chai Latte 3.2

Dirty Chai 3.7

Syrups 0.5

Vanilla, Hazelnut, Caramel

Add Cream 0.5

Add Marshmallows 0.5

#### ICED COFFEE

Iced Latte 3.4

Iced Mocha 3.65

#### THE HONEST JUICE CO

Green Press (250ml) 4.25

Celery, Cucumber, Spinach, Kale, Pear, Lime, Pineapple

Carrot Press (250ml) 4.25

Carrot, Orange, Ginger, Lemon, Apple

Red Press (250ml) 4.25

Beetroot, Carrot, Lemon, Apple, Pineapple

Ginger Shot (30ml) 2.95

Ginger, Apple

#### SWEET TREATS

Hannah's Cup Cakes 3

All Butter Flapjack 2.9

Seeded Granola Bar 2.9

Vegan Granola 2.9

Almond And Honey Slice 2.9

Vegan Rocky Road 2.9

Vegan Chocolate Brownie 2.9

Butter Croissant 2

Pain Au Chocolat 2

Vegan Blueberry Croissant 2

#### SAVOURY SNACKS

Sausage roll 3.25

Vegan sausage roll 3.25

#### SOFT DRINKS

Coke Zero 2

Sprite 2

Folkington's Cloudy Apple Juice 3.75

Folkington's Orange Juice 3.75

BELU Still / Sparkling Water 2

Lime/Blackcurrant And Soda 1.5

½ Pint

Pint £2

# ROCKWATER

## Hove

### BAR SHACKS

#### DRAUGHT

Rockwater Craft Lager 4%ABV	½ Pint 3 Pint 5.75
Orchard View Apple Cider 4.5%ABV	½ Pint 3 Pint 5.75

#### CANNED

Unbarred Casual Pale Ale	4.5
<i>Pint 4.5%ABV</i>	
Unbarred Joosy	6
<i>440ml 5.1%ABV</i>	
Unbarred Guest Can	6
Pistonhead Flat Tire Lager	4
<i>330ml 0.5%ABV</i>	

#### SPIRITS

*Spirits are served at 25ml (50ml on request)*  
*DOUBLE SERVE £10*

Belvedere Vodka	6
Brighton Gin	6
Cazcabel Blanco Tequila	6
Havana Especial Rum	6
Evan Williams Bourbon	6

#### SPRITZ AND COCKTAILS

Watermelon Spritz	10
Pimms And Lemonade 25%ABV	9.5
Aperol Spritz	9.5

#### FROZEN COCKTAILS

Frozen Margarita	9.5
Frozen Pornstar Martini	9.5

#### WINE

##### WHITE

Organic Macabeo	Btl 25
<i>2021 Familia Castaño, Murcia, Spain</i>	<i>175ml 5.5</i>
'Terrapieno' Pinot Grigio	Btl 31
<i>Alpha Zeta, Veneto, Italy</i>	<i>175ml 7.5</i>

##### RED

Organic Monastrell	Btl 25
<i>2020 Familia Castaño, Murcia, Spain</i>	<i>175ml 5.5</i>

##### ROSÉ

Luberon Rosé	Btl 32
<i>2021 Famille Perrin, Southern Rhône, France</i>	<i>175ml 8</i>

#### SPARKLING

Healy n Grey Frizzante	Btl 32
<i>Italy</i>	<i>125ml 6</i>
Chandon Garden Spritz	Btl 45
<i>Argentina</i>	<i>125ml 12</i>
Veuve Clicquot Yellow Label Brut 10.5%ABV	Btl 85
<i>France</i>	

#### SOFT DRINKS

Coke Zero	2
Sprite	2
Folkington's Cloudy Apple Juice	3.75
Folkington's Orange Juice	3.75
BELU Still / Sparkling Water	2
Lime/Blackcurrant And Soda	½ Pint 1.5 Pint £2

#### CRISPS

All Flavours	1
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# ROCKWATER

## BREAKFAST

Choc-Chip Banana Bread £2.25  
All Butter Croissant £2  
Pain au Chocolat £2  
Spelt & Quinoa Croissant **vg** £2

Cupcakes by Hannah Makes Cakes £2.9

All Butter Flapjack £2.9  
Granola Bar £2.9  
Vegan Granola Bar **gf** £2.9  
Almond & Honey Slice £2.9  
Chocolate Fudge Brownie £2.9  
Vegan Chocolate Brownie £2.9

Granola, Coconut Yoghurt &  
Fresh Berries **vg/gf** £3.9

Chia Pudding, Fresh Exotic Fruit **vg/gf**  
£3.5

## Breakfast Muffins - 'til 12pm

Blakes Square Sausage & Egg £5.5  
Dry Cured Streaky Bacon & Egg £5.5  
Egg, Spinach & Chorizo Jam £4.5  
Mushroom, Spinach, Smoked  
Gouda & Fu Fighters TOHU **vg** £5

*All our eggs are free-range*

Tomato Chutney & Sausage Roll £3.25

Black Bean & Vegetable Sausage Roll  
**vg** £3

Baked Oats **vg/gf** £1.5  
Banoffee or Chocolate Orange

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## LUNCH 'TIL LATE - FROM 12PM

Almighty Vegan Hot Dog £7  
+ Sauerkraut & Sweet Mustard £1

Almighty Krakauer Hot Dog £7  
+ Nacho Cheese & Jalapenos £1

Beetroot Cured Salmon Bagel £5.5  
Lemon & Black Pepper Cream Cheese,  
Pickled Shallots

Smoked Carrot & Beet Lox Bagel £5.5  
Cream Cheese & Dill, Pickled Shallots **vg**

Lobster & Prawn Roll £11.5  
Bloody Mary Crème Fraiche, Gem Heart,  
Brioche

Smoked Mackerel Fillet £7  
Pickled Fennel Slaw, Sourdough,  
Herb Crème Fraiche

Seared Tuna Steak £9.5  
Glass Noodle Salad, Sesame Garlic  
Dressing **gf**

BBQ Jackfruit Taco £5.5  
Shredded Gem, Salsa, Guacamole,  
Lime **vg/gf**

Grilled Cod Cheek Tacos £6.5  
Shredded Gem, Salsa, Guacamole, Lime

Roasted Tiger Prawns £7  
Chilli Lime Butter, Sourdough

## Pizza

Roasted Vegetables, Vegan Mozzarella,  
Basil, Rocket Pesto, Tomato Sauce £11 **vg**

Slow Roasted Cherry Tomato, Fior di  
Latte, Buffalo Mozzarella, Tomato Sauce,  
Basil Oil £9

Pepperoni, Fior di Latte, Mozzarella,  
Fresh Oregano & Tomato Sauce £12

Free Range Chicken & Chorizo, Red Onion,  
BBQ Sauce, Fior di Latte, Tomato Sauce  
£12

- All Pizza's Available Gluten Free -

