

AtkinsRéalis



Ecology Survey Report 2026

West Sussex County Council

August 2026

20250040_ECO_RP_003

THE PINES, WORTHING

Notice

This document and its contents have been prepared and are intended solely as information for West Sussex County Council and use in relation to proposed development at The Pines, Worthing

AtkinsRéalis UK Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

The information which AtkinsRéalis UK Limited has provided has been prepared by an environmental specialist in accordance with the Code of Professional Conduct of the Chartered Institute of Ecology and Environmental Management. AtkinsRéalis UK Limited confirms that the opinions expressed are our true and professional opinions.

This document does not purport to provide legal advice.

This document has 18 pages including the cover.

Document history

Document title: Ecology Survey Report 2026

Document reference: 20250040_ECO_RP_003

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For review	JB	SB	NC	<initials>	14/08/2026

Client signoff

Client	West Sussex County Council
Project	THE PINES, WORTHING
Job number	100115821.010
Client signature/date	



Contents

1.	Introduction.....	4
1.1	Terms of reference	4
1.2	The Site	4
1.3	The Proposed Development	5
2.	Methods	6
2.1	Desk study	6
2.2	Ecological walkover survey	6
2.3	Bat surveys	6
2.4	Limitations	7
3.	Results.....	8
3.1	Desk study	8
3.2	Baseline habitat survey	8
3.3	Protected species.....	9
3.4	Invasive non-native species	10
4.	Recommendations	11
4.1	Mitigation	11
4.1.1	Bats	11
4.1.2	Nesting birds	11
4.1.3	Invasive non-native species	12
4.2	Potential enhancements.....	12
Appendix A.	Proposed Development	14
Appendix B.	Habitat baseline	16

Tables

Table 3-1 - Protected and priority species update.....	9
--	---



1. Introduction

1.1 Terms of reference

AtkinsRéalys UK Limited was commissioned by West Sussex County Council to undertake an ecological walkover survey in connection with their proposals to refurbish the building into an educational facility (hereafter referred to as 'the Proposed Development'). The Proposed Development is located in Worthing, West Sussex, with the site boundary shown in **Appendix A** (hereafter referred to as 'the Site').

A Preliminary Ecological Appraisal was carried out at the Site by Lizard Landscape Design and Ecology in 2023, at the feasibility stage of the project¹. The results are presented in the following report:

- Lizard Landscape Design and Ecology, 2023. Preliminary Ecological Appraisal, The Pines, Worthing. Reference LLD2973-ECO-REP-001-00-PEA.

Due to the length of time since the Preliminary Ecological Appraisal was undertaken, AtkinsRéalys were commissioned to undertake an updated ecological survey in July 2025 with the following aims:

- Identify any updates to baseline habitat mapping and undertake condition assessment of habitats to inform a Biodiversity Net Gain assessment (reported on separately);
- Identify any changes to potential for protected species and/or mitigation recommendations set out in the 2023 Preliminary Ecological Appraisal; and
- Undertake a detailed Preliminary Bat Roost Assessment at the Site to inform any further bat survey requirements.

This report forms part of the technical information lodged with the planning application submission, provided as supplementary to the 2023 Preliminary Ecological Appraisal listed above. It sets out the results of the ecological walkover survey and highlights any updates or changes to habitats and protected species mitigation requirements.

This report should be read in conjunction with the 2023 Preliminary Ecological Appraisal¹.

The following technical reports are also lodged with the planning application submission and should be referred to for further information:

- Lizard Landscape Design and Ecology, 2023. Preliminary Ecological Appraisal, The Pines, Worthing. Reference LLD2973-ECO-REP-001-00-PEA;
- AtkinsRéalys, 2026. The Pines, Bat Survey Report. Document reference: 20250040_ECO_RP_001; and
- AtkinsRéalys, 2026. The Pines, Biodiversity Net Gain assessment. Document reference: 20250040_ECO_RP_002.

1.2 The Site

The Site is located at The Pines, Faraday Close, Worthing, BN13 3RB, centred at Ordnance Survey National Grid Reference (OSNGR) TQ 11114 04481. The Site is approximately 0.4 ha and comprises a former adult training centre and associated grounds, which have remained vacant since 2022. It consists of one main building (hereafter referred to as 'B1'). The Site is dominated by developed land and sealed surfaces (a building and various structures

¹ Lizard Landscape Design and Ecology, 2023. *Preliminary Ecological Appraisal, The Pines, Worthing*.



(shed, shelter, polytunnel and greenhouses) and hardstanding), with additional areas of other neutral grassland; vegetated garden; modified grassland; introduced shrub; bramble scrub; and trees.

The Site is situated in the Worthing, south of the A27 trunk road. It is surrounded by residential areas and industrial buildings (such as a supermarket).

1.3 The Proposed Development

West Sussex County Council is proposing to refurbish and remodel the existing building (B1) to provide a 60-place Special Educational Needs and Disabilities (SEND) satellite provision for Oak Grove College. The Proposed Development will involve the refurbishment and reconfiguration of the existing building to provide teaching accommodation, therapy and sensory facilities, staff accommodation and associated support spaces.

The proposals also include external alterations, and site reconfiguration works, including changes to existing hardstanding and landscaped areas, creation of external learning and amenity spaces, and other associated infrastructure works within the existing site boundary. The development will largely utilise the existing building footprint and developed areas of the site, with works focused on the adaptive reuse of the existing facility.

The Proposed Development is set out on the External Arrangement, **Appendix A**.

Construction is currently planned to commence in summer 2027.



2. Methods

2.1 Desk study

To inform the ecological walkover scope and reporting, a review of the following existing ecological report was undertaken:

- Lizard Landscape Design and Ecology, 2023. Preliminary Ecological Appraisal, The Pines, Worthing.

The following online resources also reviewed in July 2026:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website² to check for statutory designated sites, irreplaceable habitats and priority habitats;
- Woodland Trust Ancient Tree Inventory³; and
- Sussex Biodiversity Records Centre Local Wildlife Site map viewer to check for Local Wildlife Sites (LWS)⁴.

2.2 Ecological walkover survey

An ecological walkover and habitat survey was carried out at the Site on 17 July 2025. The purpose of this survey was to:

- Undertake baseline habitat mapping and condition assessment to inform a Biodiversity Net Gain assessment; and
- Identify any changes in ecological conditions, protected species potential or mitigation requirements since the 2023 Preliminary Ecological Appraisal.

Habitats were mapped using the UK Habitat Classification (UKHab) v2.0 system⁵ and assigned the relevant Biodiversity Net Gain baseline habitat category. All habitat features were digitally mapped, as either polygons, lines or points. Habitat condition assessments were undertaken in accordance with the relevant Biodiversity Metric technical guidance.

2.3 Bat surveys

A Preliminary Bat Roost Assessment (PBRA) was undertaken on 17 July 2025, comprising an external and internal inspection of the building. The assessment identified the requirement for a bat emergence survey of the main building.

A bat emergence survey was subsequently undertaken on 12 and 13 August 2025. Surveys were completed over two evenings to provide full coverage of the building, with different elevations surveyed on each survey night.

² Multi-Agency Geographic Information for the Countryside (MAGIC) [Online]. Available at: <https://magic.defra.gov.uk/> [Accessed 28/07/2026].

³ Woodland Trust *Ancient Tree Inventory* [Online]. Available at: <https://ati.woodlandtrust.org.uk/> [Accessed 28/02/2026].

⁴ This is a website which provides interactive ESRI map showing Local Wildlife Sites in Sussex. Available at: <https://www.arcgis.com/home/item.html?id=5d1482475fdf43a5bfd8160c690c048b#overview> [Accessed 12/08/2026]

⁵ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org>)



The findings of the bat surveys are summarised within this report where relevant to the assessment of ecological constraints, design development and mitigation requirements.

The survey methodology, results and any survey limitations are presented separately within:

- AtkinsRéalis (2026). The Pines Bat Survey Report. Document Reference: 20250040_ECO_RP_001.

2.4 Limitations

This section identifies any limitations to the surveys or assessment and provides an explanation as to the effect of these on the appraisal.

The walkover survey was undertaken in July 2025, approximately 12 months prior to submission of this report. Based on the habitats present and their stable management, no material changes to habitat classification, habitat condition or protected species potential are considered likely to have occurred during this period. The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats. The field survey checked for the presence of Japanese knotweed, giant knotweed, hybrid knotweed, giant hogweed, Himalayan balsam, rhododendron, Virginia creeper, variegated yellow archangel, cotoneaster, yellow azalea, few-flowered leek, montbretia, giant rhubarb, Japanese rose, three-cornered garlic. Other invasive species listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) may not have been recorded.

The desk study reviewed the Woodland Trust's Ancient Tree Inventory. This provides records of veteran trees, but is not an exhaustive list, and other veteran trees may be present in the area. The walkover survey aimed to identify such features and as such this is not considered a constraint.

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The ecological surveys undertaken to support this report have not therefore produced a complete list of plants and animals, and the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future. The above limitations have been addressed through taking the precautionary approach within this assessment.



3. Results

3.1 Desk study

A review of MAGIC identified no changes to the statutory designated sites or priority habitat information reported within the 2023 Preliminary Ecological Appraisal¹.

Ham Farm Wood Local Wildlife Site (LWS) was identified approximately 70 m south of the Site. The LWS includes Whitebeam Woods, part of which is designated as ancient woodland. The Site and LWS are separated by Romany Road, Whitebeam Road and intervening residential properties and gardens. No direct hydrological connections were identified between the Site and the LWS.

Given the distance, absence of hydrological connectivity and presence of intervening roads and residential development, the Proposed Development is unlikely to result in direct or indirect effects on Ham Farm Wood LWS or the associated ancient woodland.

3.2 Baseline habitat survey

The walkover survey identified limited changes to the habitats present within the Site since the 2023 Preliminary Ecological Appraisal¹, with the principal change being the establishment of a small area of bramble scrub and lack of management of garden areas and introduced/ornamental shrubs. Overall, the habitats recorded during the survey were relatively consistent with those described in the 2023 assessment.

Habitats have, however, been reclassified in accordance with the Statutory Biodiversity Net Gain framework and associated baseline habitat categories, which were introduced following completion of the 2023 survey. As a result, some habitat categories differ from those reported in 2023, reflecting updates to habitat classification methodology rather than substantive changes on Site.

The following baseline habitats were recorded within the Site in 2025:

- Developed land; sealed surface (including buildings);
- Introduced shrub;
- Vegetated garden;
- Bramble scrub;
- Modified grassland;
- Other neutral grassland; and
- Individual trees (urban).

The baseline habitat plan is provided in **Appendix B**.

Differences between the baseline habitat assessments undertaken in 2023 and 2025 relate to:

- The reclassification of habitats to align with Statutory Biodiversity Net Gain habitat categories;
- Minor change to Site boundary (and therefore survey area); and
- Minor changes in habitat extent and composition, including the establishment of bramble scrub.



Habitat condition assessment data is presented in the Biodiversity Net Gain Assessment, which is lodged with the planning application. This data is not duplicated in this report.

3.3 Protected species

The 2025 ecological surveys were undertaken to review the protected and priority species constraints identified within the 2023 Preliminary Ecological Appraisal¹ and to determine whether any changes to the Site or its suitability for protected species had occurred. Overall, the findings were consistent with those presented in the 2023 assessment, and no significant changes to ecological constraints were identified.

Table 3-1 summarises the protected and priority species considered relevant to the Site (as identified in 2023 Preliminary Ecological Appraisal¹) and presents an update based on the 2025 survey findings.

Table 3-1 - Protected and priority species update

Species	2023 findings ⁶	2025 update
Bats	Building (B1) assessed as suitable for roosting bats – ‘low suitability’. Requires single emergence survey prior to planning application. Potential for foraging and commuting bats to use the Site.	A Detailed Preliminary Bat Roost Assessment and Ground Level Tree Assessment undertaken on 17 July 2025 confirmed that the main building (B1) continues to provide low suitability for roosting bats. One tree (referenced at T1 in the Bat Survey Report) was identified as containing a Potential Roost Feature suitable for individual bats (PRF-I). As the tree will be retained as part of the proposals, no further survey of this feature was considered necessary. In accordance with standard survey guidelines ⁷ , bat emergence surveys were undertaken on 12 and 13 August 2025. No bats were recorded emerging from the building and no evidence of a bat roost was identified. The Site was assessed as providing limited value (low) for foraging and commuting bats due to its urban context and the presence of extensive artificial lighting surrounding the Site. Emergence surveys recorded very low levels of bat activity, comprising low number of passes of common pipistrelle and a single soprano pipistrelle pass. The bat assemblage recorded is considered to be of Site-level importance only. Updated mitigation requirements and recommendations are provided in Section 4. Refer to the Bat Survey Report for full details of survey findings and recommendations ⁸ .
Reptiles	Low potential to reptiles to be on site. Whilst some suitable habitat is present, this is relatively isolated in the surrounding urban/industrial area and does not provide a mosaic of habitats or	Debris piles recorded on Site provide limited opportunities for reptiles to shelter. While individual reptiles could occasionally utilise habitats within the Site, the overall suitability for reptiles remains low due to the urban and industrial character of the surrounding area, relatively recent construction activity

⁶ As identified in Table No. 01 ‘summary of recommendations’ in the Preliminary Ecological Appraisal.

⁷ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edn. London: The Bat Conservation Trust.

⁸ AtkinsRéalis (2026). The Pines Bat Survey Report. Document Reference: 20250040_ECO_RP_001



Species	2023 findings ⁶	2025 update
	gardens which would provide habitat to support a population.	adjacent to the Site and the limited connectivity to suitable habitat within the wider landscape. No evidence was identified during the 2025 survey to alter the conclusions of the 2023 Preliminary Ecological Appraisal, and the recommendations for sensitive site clearance remain valid.
Birds	Potential for nesting birds in trees, hedgerow and shrubs.	The Site continues to support nesting bird potential. Suitable nesting habitat for birds remains present within trees, shrubs and areas of scrub on Site. Buildings, structures and debris piles may also provide nesting opportunities for certain species. Updated recommendation is provided in Section 4.
Hedgehogs	Potential for hedgehogs to forage.	The Site continues to provide limited foraging and dispersal opportunities for hedgehog. No evidence was identified during the 2025 survey to alter the conclusions of the 2023 Preliminary Ecological Appraisal, and the recommendations for sensitive site clearance remain valid.
Other species	The following species were considered highly unlikely to be present based on absence of suitable habitats or absence of evidence: badger, hazel dormouse, water vole and great crested newt.	No evidence was recorded during the survey to alter the conclusions of the 2023 Preliminary Ecological Appraisal. Badger, hazel dormouse, water vole and great crested newt remain highly unlikely to be present due to the absence of suitable habitat and/or habitat connectivity.

3.4 Invasive non-native species

The 2023 Preliminary Ecological Appraisal¹ identified cotoneaster species within the Site and recommended that an invasive non-native species management strategy be implemented where necessary. Certain species of cotoneaster are listed on Schedule 9 of the Wildlife and Countryside Act 1981 and it is an offence to cause them to spread in the wild.

The cotoneaster specimens identified during the 2023 survey were re-inspected during the 2025 survey. However, the plants were not flowering and could not be identified to species level with sufficient confidence. It was therefore not possible to determine whether the specimens present are included on Schedule 9.

Precautionary mitigation is recommended in Section 4.



4. Recommendations

This section identifies any updates to the mitigation measures and recommendations presented within the 2023 Preliminary Ecological Appraisal¹, taking account of the findings of the 2025 ecological surveys.

The survey findings indicate that the ecological constraints affecting the Site remain broadly unchanged from those identified in 2023. Consequently, the majority of mitigation measures and precautionary working practices previously recommended remain applicable.

An external landscape proposal has been developed which includes the retention of existing trees where practicable and the provision of additional planting, including ornamental hedgerows and species-rich grassland. The proposed landscape design is provided within the External Arrangement Plan **Appendix A**.

4.1 Mitigation

The mitigation measures identified within the 2023 Preliminary Ecological Appraisal¹ remain relevant and should be implemented during construction of the Proposed Development. The recommendations below provide additional clarification or updates based on the findings of the 2025 surveys. **This report should be read in conjunction with the 2023 Preliminary Ecological Appraisal¹.**

4.1.1 Bats

No evidence of roosting bats was identified during the bat emergence surveys of building B1. The Proposed Development is therefore not anticipated to result in impacts to a bat roost.

Full details of the survey findings and recommendations are provided within the Bat Survey Report. Key recommendations are summarised below:

- Due to the highly mobile nature of bats and the presence of potential roost features within the building, all site personnel should remain vigilant during works. If a bat, or evidence of bats, is discovered, works in the affected area should cease immediately and a suitably qualified ecologist should be consulted;
- If the design changes such that works may affect the tree identified as containing a PRF-I feature (referred to as Tree T1 in the Bat Survey Report), further bat survey effort may be required. Advice should be sought from a suitably qualified ecologist prior to works commencing; and
- Any temporary or permanent lighting should be designed in accordance with Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23⁹ and should minimise light spill onto trees and other retained habitat features.

4.1.2 Nesting birds

The Site provides suitable nesting habitat for birds within vegetation, structures and debris piles. The following precautionary measures are therefore recommended:

- Vegetation clearance, removal of debris piles and similar site clearance works should be undertaken outside the core bird nesting season (March to August inclusive) where practicable;

⁹ Sensitive lighting designs should follow the Bat Conservation Trust/Institute of Lighting Professionals [Guidance Note 8 Bats and Artificial Lighting](#) (2023)



- Where works cannot be undertaken outside the nesting season, a nesting bird check should be completed by a suitably experienced ecologist no more than 24 hours before works commence;
- If an active nest is identified, an appropriate exclusion zone should be established and maintained until nesting activity has ceased;
- Building refurbishment works undertaken during the nesting season should also be preceded by a check for nesting birds; and
- All site personnel should be briefed on the potential presence of nesting birds and the procedure to follow should an active nest be encountered.

4.1.3 Invasive non-native species

Cotoneaster species were recorded within the Site during previous surveys. Although it has not been possible to confirm whether the specimens present comprise Schedule 9 species, a precautionary approach is recommended.

Any cotoneaster within areas affected by the Proposed Development should be managed to prevent accidental spread beyond the Site boundary. Where removal is required, works should be undertaken in accordance with appropriate biosecurity measures and under the guidance of a suitably experienced invasive species specialist.

4.2 Potential enhancements

Opportunities to deliver biodiversity enhancements as part of the Proposed Development include:

- Incorporation of integrated or external bat roosting features within the refurbished building (such as bat boxes);
- Installation of bird nesting features, bat boxes, hedgehog houses, hedgehog access points in fences and access points and habitats for invertebrates within the Site; and
- Use of planting schemes that benefit wildlife, including flowering plants for pollinators and fruit-bearing species for birds and mammals.

These measures would contribute to biodiversity enhancement and complement the wider landscape strategy proposed for the Site.



APPENDICES

Appendix A. Proposed Development





- NOTE:**
- Asphalt wearing course to be removed and resurfaced within car park area; sub-base to be retained
 - All hard informal / social area & footpath to be resurfaced / levelled.
 - Ramps shown reconfigured to comply with Equality Act (EA) & Part M requirements.
- Existing shed to be removed
- Overgrown vegetation to be cut back & any harmful plants to be removed
- Existing handrail around building facade to be removed
- Existing 1.8m high fence to be replaced with 2.4m high security fence. Fence alignment to follow existing fence line subject to Arboricultural Impact Assessment.
- Existing glass house to be removed
- Existing fence to be removed
- Existing dwarf brick wall & bench to be removed to accommodate proposed PE store & circulation
- Existing overgrown grass area to be cut back to accommodate soft informal/social area; potential outdoor learning/forest school area
- Existing polytunnel to be removed to accommodate circulation; proposed reinstatement to soft landscape as an informal grassed area
- Proposed raised planters for sensory & life skills-based learning
- Free-standing canopy over external dining area
- Existing planting bed to be reduced to accommodate new large canopy & outdoor dining area. Vegetation to be enhanced to create sensory garden/patio area
- Demolish existing shed and replace it with a new external storage shed
- Remove existing dwarf brick wall and install new retaining wall to retain existing vegetation embankment
- Existing group of trees & vegetation to be removed to facilitate new outdoor gym and play area. New hedgerow planting and trees to frontage to screen views from the street.; subject to further discussion with LPA tree/ecology officer.
- Existing fence to be removed and extended to 0.4m offset from public footway

DO NOT SCALE

KEY:		Existing trees to be retained		New Grassed area <i>Species rich lawn</i>		Concrete slab refuse store, ASHP / condenser enclosure		Security fence & gates 2.4m Anticlimb weldmesh	SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION								Sustainability				Planning		Status S2		Project Title The Pines SEND School			
		Existing trees to be removed		Car Park re-surfacing <i>asphalt wearing course only</i>		Minibus parking zone		Security fence 0.4m Anticlimb weldmesh	In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:												 Nova North 11 Bressenden Place Westminster London SW1E 5BY Tel: +44 (0)20 7121 20000 www.atkinsrealis.com © AtkinsRealis (2026)				Drawing Title External Arrangement			
		Proposed trees		New Outdoor breakout areas <i>concrete block paving - Type 1</i>		Pedestrian safety zone <i>anti-slip coating for asphalt surface</i>		Internal fence & gates 1.8m weldmesh	CONSTRUCTION Refer to designer's risk assessment																			
		Proposed hedgerow		New Courtyard/patio areas <i>concrete block paving - Type 2</i>		New Raised planters		Demarcation fence & gate 1.2m Timber palisade	MAINTENANCE/CLEANING Refer to designer's risk assessment												Client West Sussex County Council				Scale 1:200 Designed AB Drawn AB Checked JH Authorised JH			
		Sensory Planting		New Ancillary path & ramps <i>concrete block paving - Type 3</i>		Picnic table & bench (under large canopy)	*Refer to drawing PINES-ATR-XX-XX- D-L-461001 for fence & gate details				DECOMMISSIONING/DEMOLITION Refer to designer's risk assessment				P02 2026-08-12 For planning AB JH JH				Original Size A1 Date 2026-07-07 Date 2026-07-07 Date 2026-07-07 Date 2026-07-07									
		Buffer Planting		Safety surface <i>wetpour rubber crumb surface</i>		New Seating					It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement				P01 2026-07-07 Stage 3 issue AB JH JH				Drawing Number PINES-ATR-XX-XX-D-L-401001				Revision P02					
									Rev. Date Description By Chk'd App'd																			

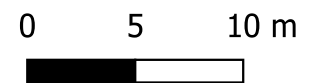
Appendix B. Habitat baseline





Legend

- Red Line Boundary
- Individual Trees — Urban (T)
- Baseline Habitats (polygons)**
- Grassland - Other neutral grassland
- Grassland - Modified grassland
- Heathland and shrub - Bramble scrub
- Urban - Developed land; sealed surface
- Urban - Developed land; sealed surface (Building)
- Urban - Introduced shrub
- Urban - Vegetated garden



Original scale: 1:350		Version: 1.0
Base Mapping: Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026, OS Basemap and its contributors ©2026		
(© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved https://ukhab.org/register/		
AtkinsRealis UK Limited © Woodcote Grove, Ashley Road, Epsom, KT18 5BW, GB		
Client: West Sussex County Council		
Project: The Pines, Worthing		
Job No: 100115821.010		
Title: Habitat Baseline Plan		
Drawn by: JM Date: 24/07/2026	Checked by: NC Date: 11/08/2026	Reviewed by: JB Date: 13/08/2026

AtkinsRéalis



Ecology
AtkinsRéalis UK Limited
Woodcote Grove
Ashley Road
Epsom
KT18 5BW

Tel: +44 (0)1372 726140
Fax: +44 (0)1372 740055

© AtkinsRéalis UK Limited except where stated otherwise