

Rutland Local Plan 2026 to 2046

Scoping Report, Appendix 2: Spatial Portrait

- 1.1 This Spatial Portrait sets out the main characteristics of Rutland in terms of geography, environment, demographics, economy and infrastructure as well as social and cultural matters. It is an update of the material that was prepared for the Rutland Local Plan 2021 – 2041.

Spatial Characteristics

- 1.2 The area of Rutland is approximately 382 km² and latest data in the 2024 Population projections indicate that the population was 41,443¹. This is projected to rise to 43,679 by 2036 and to 45,869 by 2046². The density of population is low with 108 people per km² Rutland has been classed as the most rural county or unitary authority in England and Wales with a high proportion of land in agricultural use.
- 1.3 Rutland is home to two market towns – Oakham and Uppingham - of which Oakham (with Barleythorpe) is the larger with a population of approximately 13,504³. Oakham has a range of education, community, health and leisure facilities. It is also a centre for employment and shopping, including a twice-weekly market and a mix of independent and countrywide retailers. Uppingham has a population of about 4,722⁴ with a more limited range of facilities, employment and shopping, and a weekly market.
- 1.4 Rutland also has 52 villages ranging in size from small hamlets with a few houses and no facilities to larger villages with facilities such as a school, a convenience store, a post office, general medical practice, employment opportunities, community and leisure facilities and bus links to the towns and neighbouring villages. The six largest villages account for around a quarter of Rutland's population. Census data shows that 45.6% of the county's population live in small rural settlements and countryside.
- 1.5 Beyond Rutland's borders, Stamford lies just outside the County boundary to the east. It provides a range of community and leisure facilities, shopping, education, health services and acts as a service centre for some of the villages on the eastern side of Rutland. Corby lies approximately three miles south of Rutland and Melton Mowbray lies approximately five miles north-west.

¹ Nomis Labour market profile – Rutland accessed July 2027

<https://www.nomisweb.co.uk/reports/lmp/lad/1778384913/report.aspx?town=Rutland#tabrespop>

² Office for National Statistics Subnational population projections for England:2022 based Local authority area selected : Rutland July 2026 <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2022based>

³ Office for National Statistics Table PP002 – Sex population: All usual residents in parishes (includes Oakham North East, Oakham North West, Oakham South and Barleythorpe) Accessed: July 2026 [Nomis - Query Tool - PP002 - Sex](#)

⁴ Office for National Statistics. Table PP002 – Sex Population: All Usual Residents in Parishes (Uppingham Ward). Accessed July 2026. [Nomis - Query Tool - PP002 - Sex](#)

Environment

- 1.6 Rutland has a rich built and historic environment with many attractive stone-built villages and two historic town centres that provide a distinctive local character to the area. There are 34 designated conservation areas and approximately 1,650 listed buildings that are afforded statutory protection. The County has approximately 30 scheduled ancient monuments and two registered historic parks and gardens (Exton and Burley).
- 1.7 The environmental quality of Rutland's landscape is high, and the character of the landscape varies with five different landscape character types. These range from high plateau landscapes across large areas of the north-east and south-west to lowland valleys in the centre and north-west and on the County's southern border along Welland Valley. Three of the five landscape character areas are subdivided, giving greater detailed understanding of the characteristics of each area.
- 1.8 Rutland has 19 sites of special scientific interest (SSSIs) including Rutland Water which is an internationally designated wetland site with importance for wintering and passage wildfowl. There are 359 local wildlife sites (LWS) and important areas of calcareous grassland and ancient and broadleaved woodland in the County.
- 1.9 The limestone geology has importance for local quarrying and wildlife. Soils are largely loamy in the east and clayey in the west⁵. Agricultural land is largely grade 3 with some grade 2 centered on the south and pockets of grade 1 in the north.

Sustainable and Vibrant Communities

- 1.10 Rutland is a relatively affluent area with very low levels of deprivation, the lowest in the East Midlands and 149 out of 153 local authority areas nationally, where 1 is the most deprived⁶. Unemployment was 3.4% at December 2024 compared to 3.7% in the East Midlands and, 1.8% nationally of those out of work were claiming benefits in March 2024⁷ and there are very low levels of crime.
- 1.11 Educational attainment within Rutland is higher than the country as a whole with 61.1% of pupils attaining grade 5 or above in English Language GCSE, 67.3% attaining grade 5 or above in English Literature, and 59.8% of pupils attaining grade 5 or above in Mathematics GCSE. This compares with 44.1%, 57.9% and 40.9% respectively across the whole of England in 2025⁸. Rutland has 15 primary schools located in the towns and larger villages and three secondary schools located in Oakham, Uppingham and Great Casterton. There are also large independent schools in Oakham and Uppingham.
- 1.12 The 2021 Census found that 86.2% of people in Rutland were in good or very good health compared to 81% in the East Midlands and 81.7% across the whole

⁵ [The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project \(2010\)](#) Ministry of Housing, Communities and Local Government (2019), *English Indices of Deprivation 2025 – File 11 Local Authority district summaries- Upper tier*, Accessed: July 2026

⁷ [Office for National Statistics via NOMIS](#) (2024) *Claimant count by sex - not seasonally adjusted*. Accessed: July 2026

⁸ [Ofqual](#) (2025) *Map of GCSE (9-1) grade outcomes by County in England*. Accessed July 2026

of England. Rutland has a higher proportion of people in good health and lower levels of limiting long-term illness compared with the East Midlands regional average⁹. The County has a hospital in Oakham which provides inpatient and outpatient services. Rutland is also served by larger hospitals in Leicester, Peterborough, Grantham and Kettering. GP and dentists' practices are located in Oakham and Uppingham and some of the villages.

- 1.13 There are below average numbers of people in the 0-9 and 20-24 age groups (particularly females) and above average numbers in the 16-19 age group - 7.7% compared to 6% across England. The numbers of 15-19 are higher within Rutland due to the presence of two boarding schools within the County.
- 1.14 Rutland has a higher proportion of older people. 47% of the population of is in the 50-90 age group, compared with 33.5% across England, and 28.4% of the population of Rutland is retired¹⁰, compared with 23.1% within the East Midlands and 21.5% nationally¹¹. By 2047 it is anticipated that approximately 40% of our residents will be 60 or over, with the percentage of residents aged 80 or over rising by a third during the life of the plan from 7.9% in 2024 to 13.3% in 2047¹². The 2021 Census found the proportion of non-white ethnic groups is low at 5%, rising from around 3% since 2011¹³.
- 1.15 Rutland has a high proportion of detached (46.6%) and very large houses (34.5% are 4+ bedrooms). Owner occupation is high (72%) compared with the rest of the region with consequential lower proportions of mortgaged and rented properties.
- 1.16 The average house price in Rutland in April 2025 was £336,250 compared with the East Midlands regional average of £237,000 and £300,000 for the whole of England¹⁴. This is partly a reflection of the number of large houses within Rutland. It is one of the least affordable areas in the region with a house price to earnings ratio of 8.81 in 2025 compared with 7.6 across England¹⁵.

Economy

- 1.17 The largest employment sectors in Rutland are education (14.1%), accommodation & food service (14.1%) and wholesale & retail Trade; Repair of Motor vehicle and Motorcycles (12.5%)¹⁶. There is a higher proportion of jobs in the Mining and Quarrying and Public Administration and Defence sectors than there are nationally or regionally.

⁹ [Office for National Statistics \(ONS\), released 19 January 2023, ONS website, statistical bulletin, General health, England and Wales: Census 2021](#) Accessed: July 2026

¹⁰ [Office for National Statistics Census data](#) (2023). *How life has changed in Rutland: Census 2021*. Accessed July 2026

[Office For National Statistics via NOMIS](#) (2023). *Nomis Economic Inactivity in Rutland Oct 21- Sep 22*. Accessed: June 2024

¹² [Office of National Statistics](#) (2020), *2018-based Subnational Population Projections for Local Authorities and Higher Administrative Areas in England*. Accessed: July 2026

¹³ [Office for National Statistics](#) (2023) *How life has changed in Rutland: Census 2021* Accessed July 2026

¹⁴ [Office for National Statistics \(ONS\), released 26 March 2026, ONS website, statistical bulletin, Housing affordability in England and Wales: 2025](#) Accessed: July 2026

¹⁵ Office for National Statistics via NOMIS (2026). *Ratio of House Price to Workplace-Based Earnings, Lower Quartile and Median (1997-2025)*. Accessed July 2026. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

¹⁶ [Office for National Statistics via NOMIS](#) (2026) *Nomis Labour Market Profile – Rutland 2025-2026*. Accessed: July 2026

- 1.18 Major employers with importance to the local economy include the Ministry of Defence establishments at Cottesmore and North Luffenham, HM Prison at Stocken, independent schools at Oakham and Uppingham, Heidelberg Materials at Ketton and Rutland County Council in Oakham.
- 1.19 Small businesses also have a key role. Oakham Enterprise Park provides office, storage, light industrial and amenity/leisure accommodation on the 25-acre site formerly occupied by HM Prison Ashwell. The King Centre at Barleythorpe, formerly Rutland County College, provides serviced accommodation to around 30 businesses.
- 1.20 Rutland compares well within the region against a range of economic activity indicators as shown in **Table 1**. Economic activity rates for both men and women are around 4% above the East Midlands and national averages with low levels of unemployment. Self-employment levels are higher than the regional and national averages. A high proportion (61.4%) of the resident work force is managerial or professional, compared to 48% in East Midlands and 53.9% across England.
- 1.21 Average resident earnings are higher than both regionally and nationally and this is replicated in the percentages for average male earnings. However, female average earnings fall below national averages¹⁷.

Table 1 - Economic Activity indicator statistics (16–64-year-olds)¹⁸

Indicator	Rutland	East Midlands	Great Britain
Economic activity levels (Apr 2025-Mar 2026)	75.2%	78.9%	79.1%
Unemployment levels Apr 2025-Mar 2026	3.4%	4.4%	4.5%
Self-employment levels Apr 2025-Mar 2026	13.3%	8.6%	9.3%
Average Resident Earnings 2025 (Gross weekly pay of full- time workers)	£776.30	£720.80	£766.60
Average Male Resident Earnings 2025 (Gross weekly pay of full-time workers)	£865.40	£777.90	£818.70
Average Female Resident Earnings 2025 (Gross weekly pay of full-time workers)	£658.10	£654.8	£710.80

¹⁷ [Office for National Statistics via NOMIS](https://www.nomisweb.co.uk/reports/lmp/lad/1778384913/report.aspx) (2026). *Nomis Labour Market Profile – Rutland 2025-2026*. Available at: <https://www.nomisweb.co.uk/reports/lmp/lad/1778384913/report.aspx>

¹⁸ Same as footnote 17

Infrastructure and Travel

- 1.22 The A1 passes through the eastern part of Rutland providing a key strategic north-south road link. East-west connections are less good, although the A47, which traverses the southern part of Rutland, is also part of the strategic road network. The A606 Stamford-Nottingham Road, including the Oakham bypass, also provides an east-west road link. The A6003 connects Oakham to Corby.
- 1.23 Oakham has a railway station which serves the Birmingham to Peterborough line. It provides direct rail links to the East Coast Main Line railway and Stansted Airport to the east, and Leicester and Birmingham to the west. Oakham also has a bus station with some scheduled services to the surrounding area, as well as a CallConnect on-demand bus service.
- 1.24 As a rural county, many of Rutland's residents rely on a private car to access services and facilities available within the towns and larger villages. Car ownership within Rutland is higher than the regional average – only 10.3% of Rutland households do not have access to a car or van, compared to 19.1% of households in the East Midlands¹⁹.
- 1.25 Rutland is served by a network of public footpaths, but these do not provide links between all the rural communities within the County. There are also a number of long-distance footpaths which pass through Rutland. These include the Viking Way to the east; the Leicestershire Border Walk to the west and the 65-mile Rutland Round which takes a circular route around the County boundaries.

Waste Management

- 1.26 All forms of development and activities produce waste. This waste includes residential, commercial, industrial, agricultural, and construction waste. It is estimated (2021) that Rutland currently produces around 90,000 tonnes of waste per annum, of which 24% is municipal waste, 23% is commercial and industrial, 53% is from construction, demolition and excavation, and 1% is hazardous waste.
- 1.27 Most of Rutland's waste is exported to surrounding counties where it is recycled, composted, treated, or sent to landfill. Since 2014, around 40% of municipal waste has been diverted from landfill to an advanced treatment facility in Nottingham for recovery. Rutland is served by two civic amenity sites located just outside Cottesmore and North Luffenham.

Geology and Minerals

- 1.28 The particular geology of the area has given its name to the Rutland

¹⁹ ²⁰ [Office for National Statistics via NOMIS](#) (2023) *Car and van ownership*. Accessed June 2024

Formation which was formed from mud and sand carried down by rivers and occurring as bands of different colours, each with many fossil shells at the bottom. At the bottom of the Rutland Formation is a bed of dirty white sandy silt. Under the Rutland Formation is a formation called the Lincolnshire Limestone. The best exposure of this limestone (and also the Rutland Formation) is in the area near Ketton.

- 1.29 Mineral resources are concentrated almost exclusively in the eastern half of the County and consist mainly of limestone and clay. Some isolated pockets of sand and gravel deposits exist around the edge of the County particularly in the Welland Valley to the south and east of the County. Smaller pockets are found around the River Eye and Whissendine Brook in the north-west, Eye Brook in the west and River Gwash in the north-east.
- 1.30 Within Rutland, both aggregate and non-aggregate minerals are produced. Specific to Rutland, this includes limestone as crushed rock (aggregate minerals) and limestone for the purpose of cement manufacture, building / roofing stone and agricultural lime as well as clay for the purpose of brick making and cement manufacture (non-aggregate minerals). Limestone and clay have historically been the main minerals worked in Rutland; this is likely to continue. Ironstone was extracted in the past, but operations ceased in the 1970's and there is no evidence that sand and gravel reserves have ever been worked.
- 1.31 A limited amount of recycled aggregate (from construction, demolition and excavation waste) is currently produced in Rutland within Woolfox quarry. There are currently no facilities within the County for the production of secondary aggregates.