

Hotel Development Opportunities

The research suggests that there could possibly be **market potential** – either through redevelopment or new build - for the following types of hotel development on the Island:

- Boutique hotels in Cowes, Ryde, Ventnor and possibly Shanklin (longer term);
- Budget hotels in Newport, Ryde and possibly Cowes;
- Country house hotels;
- Spa hotels;
- Golf hotels¹;
- Adult only hotels;
- Luxury family hotels;
- Quality pub hotel accommodation;
- Aparthotels;
- Restaurants with quality rooms.

There are suitable **sites** available for budget hotel development in Newport, Ryde and Cowes, and some site opportunities for boutique development in Cowes and Ryde. Osborne House is a unique opportunity for the development of a luxury destination hotel on the Island. There is no clear market potential or developer interest in sites at Sandown and Shanklin, the potential for which is likely to be longer term. Competition for sites from higher value uses points towards the need for allocations to be made where there is evidence of demand and for enabling development where required. Hotel site needs should be evaluated as part of major regeneration schemes, preferably through consultation directly with operators to ensure sites meet their requirements.
