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Summary of the doctoral thesis titled „The development of the second homes phenomenon in Poland on the example of Bory Tucholskie”

The study aims to identify the factors and describe the process of second homes development in contemporary Poland. Three spatial levels of analysis are adopted to achieve this goal: the entire Poland, Kujawsko-Pomorskie *Voivodeship* (province) and the Bory Tucholskie study area defined as ten *gminas* (municipalities) within Tuchola and Świecie *poviats* (districts). A variety of methods of data collection and analysis was employed in the study. At national level the analysis is based on secondary statistical data (Central Statistical Office data and results of nationwide social surveys), at provincial level municipal administration data and cartographic sources accompany the statistical data. At the local level of the Bory Tucholskie study area the analysis is based on cartographic materials (topographic maps, orthophotomaps and archival aerial photographs analysed with the use of GIS techniques) and own field studies: an inventory of second homes, survey conducted among second home users and interviews with representatives of local authorities, second home users, and local residents.

The thesis is structured into seven chapters. The first two chapters outline the aim of the study, research hypotheses, methods and summarize the hitherto research on second homes and their development. The third chapter presents the extent, dynamics and spatial characteristics of the second homes development in Poland based on secondary data sources. The fourth chapter describes the distribution and characteristics of second homes in the Kujawsko - Pomorskie region based on statistical and municipal administration data. The next two chapters deal with Bory Tucholskie research area. The fifth chapter presents the distribution of second homes, their characteristics, uses and owners based on field inventory, GIS analysis and survey. The sixth chapter describes the process of the spatial development of second homes analysing the means of acquiring homes, motives for their acquisition and location selection, the importance of information flow, organization and planning in the development of the second homes phenomenon. Statistical models were also constructed to explain the location of new second homes by determining the most important factors affecting their distribution. It was also used for forecasting the future spatial development of the phenomenon. The last chapter contains the conclusions in cognitive, theoretical, methodological, prognostic and applied aspects, and verification of research hypotheses.

The results of the analysis show that the phenomenon of second homes in Poland is dynamic and leads to spatial transformations of rural amenity-rich areas, such as Bory Tucholskie. The current number of second homes in Poland can be estimated to be between 600 and 700 thousand and it has been growing continuously since 1990s, mainly due to the introduction of free property market, wealth growth and demographic transformations. Nationwide the largest concentrations of second homes are still in the vicinities of large cities, but the role of peripheral amenity-rich areas, such as Bory Tucholskie, is increasing. On the local scale second homes originally appeared in isolated clusters located near lakes and forests. With time the existing settlements grow, new ones appear, and the number of new isolated second homes increase. The role of organization and cooperation in establishing second homes settlements, once important, is now declining, and mostly individual purchases and sales shape the second homes market. Investors pressure and inefficient spatial planning system contribute to the uncontrolled growth of second homes, which can pose a threat to the environment, landscape, the accessibility to open areas and opportunities for the development of the tourism sector.