

# Flood risk summary

**Your selected location:** 7, Dunford Place, Binfield, Bracknell, RG42 4UJ

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

## Surface water

[More about your surface water flood risk \(/surface-water\)](#)

### Yearly chance of flooding

Very low

Low

Medium

High

### Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

### What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

## Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

### Yearly chance of flooding

Very low

Low

Medium

High

### Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

### What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

## Other flood risks

[More about groundwater and reservoirs \(/ground-water\)](#)

### Groundwater

Flooding from groundwater is unlikely in this area.

### Reservoirs

Flooding from reservoirs is unlikely in this area.